

To the Lease Agreement of: \_\_\_\_\_

In order that no misunderstanding may arise concerning the security deposit, it is the purpose of this addendum to inform Lessee of the terms governing the deposit. The security deposit is for the protection of the Lessor against various expenses and damages a Lessee may inflict on the premises. This addendum delineates the items that are chargeable against a Lessee's security deposit.

A security deposit is equal to one month's rent and is at no time to be considered by lessee as payment of rent, and under no circumstances can it be used as the last month's rent or for the payment of electric, gas or water bills. Should damages to the premises exceed the deposit, Lessee agrees to reimburse Lessor for such excess.

Penalty for the non-fulfillment of the original term of the lease agreement is the forfeiture of the full security deposit and/or legal action to obtain monetary fulfillment of lease agreement.

A full calendar thirty 30-day notice must be given prior to vacating the premises subsequent to the completion of the original term of the lease agreement. Failure to do so will allow Lessor to apply a portion of the security deposit to rent for the 30-day period.

Delinquent rent due, unpaid utility bills and unauthorized monthly discounts taken on rent payments are chargeable to the security deposit.

Upon vacating the premises for the final time, all keys, together with Lessee's forwarding address and telephone number, must be left on the kitchen counter, premises door must be locked and Lessor notified by telephone that the premises is vacant. Failure to return keys will result in changing of all locks at the premises and the costs to do so will be charged to the Lessee. Lessee is responsible to have the carpeting professionally cleaned by a reputable carpet cleaning service to be approved by Lessor. Following this notification an inspection will be made and a security deposit settlement recap sent to Lessee's forwarding address within 30 days after inspection of premises and subject to conditions set forth within this agreement.

Cost of repair of damage to the premises, beyond normal wear and tear, will be deducted before refund is made. Inadequate repairs by tenant will be corrected and charged at invoice cost or \$25.00 per hour labor. All personal property and debris must be removed from dwelling, garage and/parking area, and outside area. All appliances must be clean and the refrigerator unplugged with door left ajar. When necessary, general cleaning of dwelling, windows, etc. will be charged.

There will be a replacement charge if any of the following Lessor owned items are

missing or inoperative:

- draperies, pr. \$75.00, curtains \$20.00
- rods, drapery \$15.00, curtain \$7.00
- missing or replaced screens & storms, per invoice
- carpet, vinyl or countertop damage, per invoice
- smoke alarm battery \$4.00
- re-screening of screens, \$25.00 ea.
- keys made \$4.00 ea., locks changed \$125.00
- blinds \$450.00, valances \$10.00
- dryer vent tube \$20.00
- appliance parts, per invoice
- closet fittings, per invoice
- light bulbs \$3.00 ea.
- garage door opener (if applicable) \$60.00
- Other: billed at material plus \$15.00 hr. labor when necessary

Extra general cleaning as necessary will be charged as follows:

- walls washed or painted, per wall \$25
- appliances cleaned, ea. \$25.00
- windows cleaned, ea. \$2.00
- vinyl cleaned \$10.00
- e. garage and/or oil spills \$50.00
- f. bathroom fixtures, ea. \$20.00
- g. other, billed at \$15.00/ hour
- h. repair of nail holes in walls  
from hanging pictures etc.

When vacating a residence, Lessee must move on or prior to agreed date. A full month's rent is due if Lessee elects to stay any part of another 30-day period. No verbal agreement can cancel any portion of this written agreement. Lessee agrees that Lessor may change these regulations from time to time, without prior notice, as may be required to protect the property or add to your enjoyment of it.