

# ADDENDUM A TO LEASE

Tenant(s)'s Name(s): \_\_\_\_\_

Address of Premises: \_\_\_\_\_

Date of Lease \_\_\_\_\_

This Addendum is attached to and incorporated into the above referenced Apartment Lease Agreement executed by the above-referenced Tenant(s) s. **Tenant(s) and Landlord must initial each paragraph and sign at the bottom.**

**T L**

\_\_\_\_\_ Tenant(s) agrees to pay a late charge of \$50.00 for each instance in which rent is not paid to and received by Landlord prior to 5pm on the first of the month when due. Tenant(s) s obligation to compensate the Landlord in this regard does not constitute a waiver by Landlord of the breach perpetuated by late payment of rent.

\_\_\_\_\_ NSF/returned check fee is \$50.00 for each instance of a return by the bank. A second fee will be charged if the same check is re-deposited and subsequently is returned. Tenant(s)(s) obligation to compensate the Landlord in this regard does not constitute a waiver by Landlord of the breach perpetuated by late payment of rent.

\_\_\_\_\_ Tenant(s) s pro-rated rent for the Month \_\_\_\_\_ is \_\_\_\_\_.

\_\_\_\_\_ Tenant(s) acknowledges Landlord does not prepare or sign Wisconsin Homestead Exemption forms. Tenant(s) will keep their own records.

\_\_\_\_\_ All payments received will be applied first toward Security Deposits until fully paid.

\_\_\_\_\_ Tenant(s) acknowledges and agrees to the cost allocation for utilities described herein and agrees, where utilities are paid by Tenant(s), to place utilities in the name of Tenant(s) prior to occupancy and provide evidence thereof upon request.

\_\_\_\_\_ Tenant(s) acknowledges that site management staff is not authorized to negotiate rent, late fees, lease terms, payment arrangements, damage charges or security deposit refunds. These matters must be negotiated with the property supervisor at Office of Agent, as disclosed on page 1 of the lease.

## \_\_\_\_\_ **MOLD AND MILDEW PREVENTION**

TENANT(S)(S) AGREE(S) TO REPORT IN WRITING IF ANY OF THE FOLLOWING IS FOUND IN ANY UNIT, STORAGE ROOM, GARAGE OR OTHER COMMON AREA:

- Visible or suspected mold
- All A/C or heating problems or leaks, moisture accumulations, major spillage
- Plant watering overflows
- Musty odors, showers/bath/sink/toilet overflows
- Leaky faucets, plumbing, pet urine accidents
- Discoloration of walls, baseboards, doors, window frames, ceilings
- Moldy clothing, refrigerator and A/C drip pan overflows
- Moisture dripping from or around any vents, A/C condenser lines
- Loose, missing or failing grout or caulk around tubs, showers, sinks, faucets, countertops
- Clothes dryer vents leaks
- Any and all excess moisture

# PETS

## OPTION ONE – NO PETS

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\_\_\_\_\_ Tenant(s) states that it does not have a pet nor will it ever have or allow a pet to be on the premises at any time, for any length of time.

## OPTION TWO – PET(S)

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\_\_\_\_\_ Tenant(s) states that it has a pet that will occupy the premises and tenant(s) agrees to pay the sum of **\$250.00** at time of occupancy, **\$100.00** of which is a non-refundable fee.

\_\_\_\_\_ Tenant(s) agrees to pay an additional rent in the amount of **\$25.00** per month as pet rent.

\_\_\_\_\_ Tenant(s) is required to have the following at time of occupancy and supply evidence thereof upon request: 1) Veterinary certificate of health for the pet with evidence of vaccinations, 2) A certificate of renter's insurance from a company that covers pet liability, 3) Proof of registration where required by law. Tenant(s) must keep all records current and provide updated documentation upon request.

\_\_\_\_\_ No deposits are refunded upon removal or death of pet. Accounting for deposits only takes place after surrender of the Premises.

\_\_\_\_\_ In consideration of Tenant(s) s payment to Landlord of an increased security deposit which is reflected herein, Landlord grants revocable permission only for the following described pet(s) to occupy the premises:

Pets Name: \_\_\_\_\_ Type: \_\_\_\_\_ Weight: \_\_\_\_\_ Breed: \_\_\_\_\_

Pets Name: \_\_\_\_\_ Type: \_\_\_\_\_ Weight: \_\_\_\_\_ Breed: \_\_\_\_\_

\_\_\_\_\_ Landlord may revoke its permission at any time if the pet is determined to be a nuisance, which determination will be in the Landlord's sole and absolute discretion. In the event the Landlord revokes its permission for the pet to occupy, Tenant(s) agrees to remove the pet within 5 days of receipt of notice from Landlord. Tenant(s) must maintain the premises, including the common areas, to the same standards as tenant(s) without pets, must specifically clean up all pet waste immediately, and must not leave the pet unattended outdoors at any time. Guests are not permitted to bring pets onto the premises.

Date: \_\_\_\_\_

Tenant: \_\_\_\_\_

Tenant: \_\_\_\_\_

Landlord: \_\_\_\_\_