

## LEASE ADDENDUM

### PROPERTY:

### DATE:

### FOUNTAIN HILLS, AZ. 85268

I (WE) THE TENANT(S) OF THE ABOVE PROPERTY UNDERSTAND AND AGREE TO THE FOLLOWING:

1. TENANT CANNOT USE ANY DEPOSITS FOR RENT. ANY EXPENSES INCURRED BY TENANT (UNPAID LATE FEES, FINES ASSESSED AGAINST PROPERTY DUE TO TENANT, RETURNED CHECK CHARGES, ETC. SHALL BE DEDUCTED FROM SECURITY DEPOSIT AT THE TERMINATION OF THE LEASE.
2. TENANTS ARE TO HAVE ALL UTILITIES/SERVICES PUT INTO THEIR NAME ON BEGINNING DATE OF LEASE. IF OWNER PAYS ANY UTILITES TENANT MUST REIMBURSE MONTHLY AS BILLED.
3. TENANTS ARE RESPONSIBLE TO CHANGE ALL FILTERS. HEAT/AC FILTERS MUST BE CHANGED MONTHLY. TENANT WILL BE RESPONSIBLE FOR DAMAGES/REPAIRS DUE TO IMPROPER AND/OR INFREQUENT CHANGING OF ANY FILTERS.
4. OWNER/LANDLORD WILL NOT BE RESPONSIBLE FOR FOOD/MEDICINE LOSS DUE TO INOPERATIVE REFRIGERATOR OR LOSS OF POWER.
5. LANDLORD WILL NOT PAY FOR ANY UNAUTHORIZED REPAIRS. IF TENANT FAILS TO REPORT ANY WATER LEAKS OR ANY CONDITION THAT CAN CAUSE DAMAGE TO PROPERTY, THE TENANT WILL BE RESPONSIBLE FOR THE EXPENSES INCURRED.
6. TENANT WILL BE CHARGED A LOCK OUT FEE OF **\$50-\$100** FOR MEETING TO GET REPLACEMENT KEYS ALSO CHARGED IF ANY KEYS OR REMOTES MUST BE REPLACED IF NOT RETURNED AT MOVE OUT.
7. CARPETS WILL BE SHAMPOOED UPON TENANTS VACATING AND COST DEDUCTED FROM DEPOSITS.
8. ANY REFUNDABLE DEPOSITS WILL BE REFUNDED WITHIN **14** BUSINESS DAYS AFTER KEYS HAVE BEEN RECEIVED AT NABERS P.M. & R.E. AND PROPERTY VACATED.
9. TENANT TO LEAVE WATER AND ELECTRIC ON AFTER VACATING PROPERTY FOR A MAXIMUM OF 13 DAYS, FOR CLEANING AND ANY REPAIRS. IF TURNED OFF TENANT WILL BE CHARGED FOR THE TURN ON EXPENSE AND USAGE WHICH WILL BE TAKEN OUT OF DEPOSITS HELD.
10. TENANT IS RESPONSIBLE FOR CLOGGED TOILETS, TUBS, SINKS, AND GARBAGE DISPOSAL, PLUS ANY REPAIRS DURING OR AFTER OCCUPANCY DUE TO TENANT NEGLIGENCE.
11. TENANT IS RESPONSIBLE FOR YARD MAINTENANCE UNLESS NOTED OTHERWISE IN LEASE. IF NOT MAINTAINED AT ANY TIME DURING TERM OF LEASE A 10 DAY NOTICE WILL BE SENT AND IF NOT CORRECTED, WORK WILL BE DONE AND DEDUCTED FROM SECURITY DEPOSIT.
12. TENANT IS REQUIRED TO GIVE A WRITTEN 30 DAY NOTICE IF VACATING AT EXPIRATION OF LEASE. IF TENANT IS ON A MONTH TO MONTH LEASE TENANT MUST ALSO GIVE A WRITTEN 30 DAY NOTICE TO VACATE. 30 DAY NOTICE MUST FALL ON OR BEFORE LAST DAY OF RENTAL PERIOD. IF RENT IS DUE ON FIRST OF MONTH, NOTICE MUST RUN THE SAME. 1<sup>ST</sup>-30<sup>TH</sup> OF MONTH AND CANNOT TERMINATE DURING MONTH UNLESS OWNER OF PROPERTY AGREES TO DO SO. ONCE A 30 DAY NOTICE IS GIVEN THE TENANT WILL COOPERATE WITH ALLOWING PROPERTY TO BE SHOWN. IF SIGN HAS BEEN PUT UP AND TENANT DECIDES NOT TO VACATE A FEE OF **\$50**. WILL BE CHARGED TO TENANT. NABERS WILL CHARGE TENANT A RELEASING FEE OF **\$100**. PLUS THE CO-BROKE FEE IF APPLICABLE, IF PROPERTY RELEASED PER REQUEST OF TENANT PRIOR TO EXPIRATION OF LEASE.
13. IF TENANT'S CHECK IS RETURNED TO NABERS P.M.& R.E.FOR ANY REASON, OR DIRECT DEPOSIT CANCELLED, TENANT ONCE NOTIFIED MUST PAY AMOUNT OF CHECK PLUS FEES IN CASH, MONEY ORDER OR CASHIERS CHECK WITHIN 24 HOURS OF NOTIFICATION. IF NOT, CHECK WILL BE SENT TO THE MARICOPA COUNTY ATTORNEY'S OFFICE/CHECK ENFORCEMENT DEPARTMENT FOR PROSECUTION. ALL FUTURE RENTS MUST BE PAID WITH CASH, MONEY ORDER, OR CASHIER CK.
14. IF TENANT DECLARES BANKRUPTCY DURING TERM OF LEASE IT THEN BECOMES NULL AND VOID.
15. IF RENT IS NOT PAID BY THE 5TH OF MONTH, A 5-DAY EVICTION NOTICE WILL BE SENT. TENANT WILL BE CHARGED A **\$45**. FEE FOR PREPARATION AND SERVICE OF NOTICES SENT CERTIFIED MAIL.
16. TENANT UNDERSTANDS THAT THE DEPOSIT OF    TO HOLD PROPERTY IS NON-REFUNDABLE SHOULD TENANT DECIDE NOT TO LEASE PROPERTY.
17. TENANT AUTHORIZES LANDLORD/PROPERTY MANAGER TO DISPOSE OF ABANDONED PROPERTY LEFT ON THE PREMISES BY TENANT AFTER VACATING FOR ANY REASON AND HOLDS LANDLORD/NABERS PROPERTY MANAGEMENT AND REAL ESTATE HARMLESS FOR ANY LOSS.
18. TENANT UNDERSTANDS THEY MUST CALL NABERS PROP. MGMT. & REAL ESTATE TO SET AN APPOINTMENT IF WANT TO BE PRESENT AT MOVE OUT INSPECTION.
19. TENANT AWARE RENTAL PAYMENT HISTORY WILL BE REPORTED TO EXPERIAN RENT BUREAU.

DATE    TENANT

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TENANT