

This addendum is incorporated into our lease for _____

Renewals and extensions of the lease will also renew this agreement, except that Limits to Rent Increases does not automatically renew.

Smoking:

This is a no smoking or vaping property, regardless of weather. Smoking inside the house by tenants or guests is a severe violation of the lease. It is also understood that indoor smoking can do serious damage, such as stains and odors absorbed into walls and carpets, that can be expensive to remediate. Tenants are responsible for such damage.

Carpet Cleaning:

The landlord agrees that he or the departing tenant will have the carpets professionally cleaned just before the tenant moves in. The tenant agrees to have the carpets professionally cleaned at time of departure.

Providing Utility Bill Information:

Tenant agrees to give Landlord summary information about utility bills, in time for Landlord to give it to prospective replacement renters.

Paying Water Bill

You (the tenant) are responsible for the water & sewer bill. If you fail to pay it, the Town of Erie will force me (the landlord) to pay it by putting a lien on the property. This is not true of any of your other bills. Before I return your security deposit, I will make sure that the final water bill is paid. Note that the Town sends me duplicate copies of water bills.

Usually, you would be leaving at the end of a month (your departure month). You will have received a bill at the beginning of your departure month for water used prior to that month. I will expect this bill to be paid in full before the end of your departure month. If it is not, I will pay it out of your deposit and also charge you a 50% penalty.

There will also be a bill for water used during your departure month, which will be issued after you've moved. I will pay this bill out of your deposit before I return your deposit, but no penalty attaches to it.

Form of Payment

Personal checks or electronic payments are the norm. Money orders carry more risk in case of loss or other problems. You are responsible for these risks if you choose to pay with money orders. Should you choose to pay with money orders, I strongly urge you to keep a photo copy for your own protection. Under no circumstances will I be responsible for cash unless I have counted it in front of you.

Rent Receipts

Will be provided on request.

Deposit Return, Multiple Tenants

If I have received a deposit from multiple lease signers, when I return the deposit I will either issue separate equal checks to all signers, or I may issue one check to any one signer, with the understanding that that person will distribute funds to the others as appropriate.

Last Month's Rent:

The security deposit is not to be used as the last month's rent. In the tenant's last month fees for late rent payment will triple.

Limits to Rent Increases:

If, when this lease expires, we agree to renew it, any rent increase will not exceed 3%, rounded up to the next five-dollar increment. That number is _____. One full month of notice will be given for increase.