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 25% 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.

I am a licensed real estate broker in the state of Colorado. Should you want me to, I can help you to acquire a home of your own.

Text Message – Is accepted as a form of notice.

Security Deposit: No interest will be paid, regardless of anything in the lease. Instead, the money will be held in a trust account, legally separate from the landlord's own funds. This protects you, in case something bad happens to me. 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 double.

Deposit Return, Multiple Tenants: If I have received a deposit from multiple lease signers, or from a third party, when I return the deposit, I may issue separate checks, or I may issue one check to any one signer, with the understanding that that person will distribute funds to the others as appropriate.

Notice at end of Lease: Tenants agree to give notice one month before the end of the lease if they want to terminate or extend. If there is no agreement to extend or terminate, the lease will continue month-to month until one party gives notice. Notice must be at least a month, and the lease must end at noon on the last day of a month. Notice requirement is waved in the event of an eviction for cause.

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.