



Addendum to Residential Lease Agreement

- 1) No Smoking shall be allowed inside the premises. Failure to comply shall be deemed a material noncompliance by Tenant of this Lease Agreement and Landlord may terminate this Lease Agreement. If Tenant smokes inside the home they shall be held responsible for painting, cleaning, flooring and window covering replacement to bring the property back to a smoke free state. EVEN IF THE ITEMS WERE NOT NEW UPON MOVE IN.**
- 2) Tenant shall comply with all rules of the Association, if applicable. Failure to comply shall be deemed a material noncompliance by Tenant of this Lease Agreement and Landlord may terminate this Lease Agreement. It shall be the Tenants responsibility to keep yard free of weeds, place trash receptacles out of view, and be mindful of all other community rules and regulations. Any fines levied or cost of landscape to come into compliance shall be charged to Tenant.**
- 3) Tenant shall change the A/C filter a minimum of once every 30 days. Failure to comply shall be deemed a material noncompliance by Tenant of this Lease Agreement and Landlord may terminate this Lease Agreement. A neglect charge of \$600 shall be assessed to tenant at move out for failure to comply. In addition any repair directly related to the neglected filter maintenance shall be charged to tenant.**
- 4) Red tags for noise disturbance will not be tolerated. Any fines or penalties levied as a result shall be charged to Tenant.**
- 5) Notice to vacate property at end of a lease, month to month leases and leases being terminated in accordance with Service members' Civil Relief Act shall be provided in writing to Landlord a minimum of 30 days prior to next rental due date. If notice is provided after the current monthly rent due date then Tenant acknowledges and understands that the effective date of lease termination shall be the last day of the following month.**
- 6) If Tenant fails to return the Move In Inspection within 5 business days after move in, Tenant is accepting the residence "as-is" and shall be responsible for any damages regardless if they were present prior to move in. A disposition of deposit form will be provided to tenant within 14 business days after end of the lease term.**

- 7) **Tenant shall be provided Move Out Instructions upon move in and upon notice of vacating property. Tenant agrees to perform all items listed in these instructions prior to releasing possession of Property to Landlord. Failure to perform these instructions may lead to deductions in Tenant's Security Deposit.**
- 8) **Tenant shall be responsible for cost of repair on any item caused by willful neglect including but not limited to: dryer malfunctions due to failure to empty lint trap on a regular basis, plumbing blockages caused by hair, excess food or foreign objects put into toilets, sinks, tub/shower and/or garbage disposals.**
- 9) **Unauthorized tenants and/or pets will not be tolerated. No additional people or pets can be occupants of the property without express written consent of Landlord and/or Property Manager. In the event an unauthorized pet is found on the property Tenant shall be subject to a \$200.00 pet fine per month starting from the beginning of the lease until the time the pet is removed. Tenant shall be responsible for the cost of any damages and/or extra cleaning required as a result.**
- 10) **Tenant shall maintain renters insurance for the term of the lease and shall provide evidence of such insurance upon request. Tenant understands and acknowledges that any damage due to their personal property for any and all reasons shall not be covered or reimbursed by Owner or Vista Point Properties.**

LEASE BUY-OUT PROVISION:

- 1) **You may buy-out of the Residential Lease Agreement prior to the end of the lease term and cut off all liability for paying rent for the remainder of the lease term if all of the following occur:**
 - a) **You provide written notice of the buy-out at least 30 days prior to the new termination date.**
 - b) **You specify the new termination date in the notice, which shall be a minimum of 30 days from receipt of notice by Vista Point Properties.**
 - c) **You are not in default under the Residential Lease Agreement on the date you give us the notice of buy-out.**
 - d) **You are not in default under the Residential Lease Agreement on the new termination date.**
 - e) **You move out on or before the new termination date and do not hold over.**
 - f) **You pay a buy-out fee equal to exactly 2.5 months' rent prior to move out.**

g) You pay the amount of any concessions received during the Lease term.

All parties to the agreement acknowledge that the aforementioned addenda are hereby incorporated into the existing Residential Lease Agreement. All other provisions of this agreement shall remain in full force and effect.

Tenant

Tenant

Property Manager/Landlord

Date of Lease