

GOTTSCHALK MANAGEMENT ADDENDUM

1. Tenants agree to complete and return an apartment condition move in form to the management within seven days following move in. It is agreed that failure to do this will result in management's memory as to what condition the apartment was in at the time of move in.
2. Tenant shall at all times keep the premises and fixtures therein in a clean and sanitary condition. The common areas of the building shall be cleaned as necessary. Tenants are expected to cooperate in this respect and shall immediately clean anything which tenant or tenants' guests spill or drop in common areas.
3. **CONDUCT:** Nothing shall be done in or about the premises which shall interfere with the rights, comforts, or convenience of neighbors, nor shall any disturbing noise be made at any time. Indulgence in any illegal or criminal act may render the lease null and void at the option of the Lessor and Lessor may order tenant to vacate in thirty (30) days.
4. **SMOKE DETECTORS:** Tenants agree not to disarm or remove batteries from smoke detectors. Tenants further agree to notify management of weak batteries or nonfunctional or disabled smoke detectors.
5. Tenants agree to use thin nails, thumb tacks or push pins for hanging things on the walls. No pictures, posters, or paintings are to be hung with two-sided sticky tape or like adhesives. Marks left on the wall from these shall constitute damage and shall be deducted from the security deposit.
6. Tenants shall pay a \$25 lockout fee at time of reentry. After 7PM the fee is \$35.
7. Motorcycles or scooters are not allowed in the building as they are a fire hazard.
8. **PETS:** Absolutely no pets allowed! No pet-sitting for friends or relatives, no matter how short a time. If found in your apartment, there will be a \$5.00/day charge plus a \$100 extermination fee. The Lessor, as a result of the Tenants' violation of this rule, may declare the lease null and void and order Tenant to vacate in thirty (30) days.
9. If the premises are sublet, the Tenants shall pay a one-time involvement fee of \$50.
10. A charge of \$20.00 per NSF check will be charged plus any late fees resulting in management not receiving the rent on time due to the NSF check.
11. Tenants shall be responsible for the costs of repairs of disposals, clogged drains, and toilets unless the malfunction is due to wear of equipment or other breakage connected with normal use. Tenants must notify management when a repair is needed. Management will then complete the work and bill it appropriately if so deemed. Tenants are encouraged to purchase a plunger.
12. Tenants are responsible for the supply and replacement of light bulbs, including fluorescent bulbs.
13. **PARKING:** Tenants are not to park a car in the lot unless they have displayed a permit from the rear-view mirror. Tenants are only to park in the designated areas and agree to warn their visitors not to park in the lot. Signature of this lease authorizes Gottschalk Management to ticket and/or tow vehicles in violation of any of the above rules.
14. Tenants agree upon signing of this lease to pay a non-refundable cleaning fee for carpet and appliance cleaning and also general cleaning of the apartment. This fee is \$_____ and is due before move-in.
15. If all keys are not returned, tenants will be charged \$50 per lock to have the locks rekeyed.
16. Due to the inconvenience caused by tenants moving out at a date later than specified in the lease, tenants moving out after this date will be charged at double the regular rate.
17. **LATE RENT:** If the rent is not paid in full by the 5th of the month a \$15 late fee will be charged. If not paid by the 14th of the month, another \$15 will be charged, and if not paid by the 21st, then another \$15 will be charged. In other words, if you are three weeks late, there will be a total of \$45 in late fees.