

V&V PROPERTIES, INC
Residential Rental Contract Addendum
Rules & Regulations

Re:

Definitions. Where stated, “Landlord” refers to the property-owner or his designated Agent and “Tenant” refers to any, and all, responsible parties signing the Lease Agreement.

Rent Payment. Rent is due in full on the first day of each month; no partial payments will be accepted. If rent is mailed, it must be received by the fifth day of the month or it will be considered late regardless of when the envelope is postmarked. State law prohibits withholding rent payment for any reason. If rent is not paid in full by the fifth day of the month, the Tenant will be assessed a late fee of \$_. *If rent is paid after the fifth, it must be paid with a money order or certified check.* If rent is not paid by the fifteenth of the month, eviction papers may be processed and filed. The landlord, or his agent, reserves the right to execute or extinguish any order of eviction granted by the court. **Security deposit is not to be used for payment of rent.**

The first full month’s rent payment of \$ for __December should be made payable to V&V PROPERTIES should be paid PRIOR to lease inception. Currently \$0 received for __December rent. \$1533.00 balance due prior to move in. Security deposit of \$ in certified bank check or money order (no personal checks) should be made payable to V&VPROPERTIES and delivered or directly deposited prior to tenant moving in. \$\$ in deposit already received.

V&VPROPERTIES This and all future rents should be directly deposited to:

V&V Properties Trust Account (any wells fargo branch)
Acct#2000048048129 routing#053000219

Total funds due at move in: Please provide 2 checks for December rents of \$_____ and \$_____ for security and pet deposits.

Maintenance: All maintenance concerns should be emailed to louella@realtor.com All emergency maintenance concerns should be directed to:

- *Louella Venable (Prop. Manager) 919-961-3172 louella@realtor.com*

Pets. With the payment of a nonrefundable pet deposit of \$750.00_ tenants will be allowed to keep on the premises. The deposit may be used to cover the cost of any damages by the pet, but does not limit pet damage to this amount. If non approved pets are found at the property, tenant will be charged a pet fee of \$250.00 and may face eviction for lease violation.

Exterior Door Locks. Tenant agrees not to change exterior door locks or deadbolts without written permission from Landlord or his Agent. If permission is granted, Tenant agrees to provide Landlord, or his Agent, two copies of keys prior to installing the new door locks or deadbolts. In the event that a tenant requires a replacement key for the exterior door locks a charge of \$25 will be applied, and for a mailbox key (if any) a charge of \$35 will be applied. The charges for lost or stolen community passes and/or keys will be based on community requirements.

Parking and Automobiles. Parking is allowed only in designated areas. Designated areas are:
Driveway/Garage. Tenant is liable for any damages to the yard due to vehicles driven or parked in non-designated areas. All automobiles and trailers must have current license tags and meet current inspection requirements. No unlicensed or non-inspected vehicles or trailers are allowed on the property and will be towed at Tenant expense.

Smoke Detectors & Carbon Monoxide Detectors. The Tenant should check smoke & carbon monoxide detectors monthly. If the smoke alarm or carbon monoxide alarm is battery operated, Tenant agrees to be responsible for replacement of the battery unless reported to the Landlord or his Agent in writing. If after

replacement of the battery, the smoke detector or carbon monoxide detector fails to operate, Tenant must contact the Landlord or his Agent in writing for replacement of the detector. Verification that new batteries have been installed at the commencement of this lease and that smoke detectors and carbon monoxide detectors (if applicable) have been tested and are in normal operating condition has been done by Landlord.

Telephone Numbers. Tenant agrees to give Landlord, or his Agent, phone numbers to the residence and to Tenant’s workplace and to keep Landlord, or his Agent, updated with any changes in these phone numbers.
Insurance. The Landlord, or his Agent, does not insure the Tenant’s (or any other person’s) personal property for damage, loss or theft. **Tenant is required to purchase renter’s insurance and to provide Landlord or his Agent proof of such insurance on an annual basis.** Failure to carry renter’s insurance will be considered a violation of the lease agreement and cause for termination of the lease. Landlord or his Agent is not liable for personal injury, damage, loss or theft to Tenants’ or any other person’s personal property. Landlord or his Agent is not liable for Tenants’ personal liability. Contact an insurance agent concerning these matters.

Housekeeping. Tenant will be held responsible for keeping the interior of the house free of dirt, food, etc. that can attract roaches or other insects, cause permanent damage to any component or that can create a health hazard. This includes keeping the grout in the ceramic tile shower walls free of mildew. Failure to keep the house in a clean condition is a violation of this lease agreement and cause for termination of the lease. **Tenant agrees to have the carpet professionally cleaned prior to vacating the property and replace with new air filters.** Receipt will be required upon move-out inspection. Tenant also agrees to return the home in at least the same condition it was received in as noted on the move in report.

No Smoking Permitted in the premises.

Painting. Tenant agrees that prior to doing any painting, interior or exterior, written authorization will be obtained from the Landlord. Any rooms painted without prior authorization from the Landlord will be assessed a minimum of \$250.00 per room.

Exterior Maintenance/Lawn Care. Tenant agrees to maintain yard to community standard and city requirement which includes watering lawn. (taking into account city water restrictions if any) Tenant agrees to pay landlord for any and all costs incurred plus a \$25.00 administrative fee should tenant fail to maintain the lawn and shrubs/plants. Gutters to be cleaned as needed by tenant.

Disturbances. Social gatherings of the Tenants’ friends and family are welcomed, provided that such gatherings do not become boisterous, obscene or generally objectionable to neighbors or violate any city codes. Tenant agrees to be entirely responsible for the conduct and actions of all guests while on the premises. Stereos, radios, and televisions are to be kept at minimum levels so that neighbors are not disturbed. If Tenants is disturbed by actions or behavior of neighbors, Tenant should report such actions to the appropriate authorities, such as the police or sheriff’s department. Landlord has no authority to affect or alter the actions and behavior of Tenant’s neighbors.

Illegal Activities. Tenant understands and agrees not to use the premises for any illegal activities and Tenant also agrees not to use, possess, or distribute illegal drugs on the premises. Tenant understands and agrees that use of the premises by the Tenants in such manners is in violation of the lease agreement and, therefore, is reason for termination of the lease.

I understand and agree to the above rules and regulations:

(Tenant)

(Date)

(Tenant)

(Date)

Acknowledged by:

(Landlord)

(Date)

(Landlord)

(Date)