

## GENERAL LEASE ADDENDUM

This Lease Addendum ("Addendum") is hereby incorporated into the existing lease agreement ("Lease") between \_\_\_\_\_ ("Landlord") and \_\_\_\_\_ ("Tenant") for the property located at \_\_\_\_\_. This addendum encompasses critical elements within the lease agreement that must be acknowledged. Please carefully review the following points:

**1. Additional Rents:** All late fees, NSF check (or dishonored electronic payment) charges, maintenance service billings (e.g., untimely yard work), interest, etc., will be considered as supplementary rent in accordance with the terms of this agreement. The landlords retain the right to allocate payments to outstanding late fees, interest, or overdue balances before applying them to more recent rental obligations.

**2. No Smoking Policy:** The act of smoking, which encompasses Tobacco, Hookahs, Marijuana, E-cigarettes, Pipes, and Vaping products, is absolutely forbidden within the property and the garage. Failure to comply with this policy may result in eviction proceedings being initiated.

**3. Maintenance Access:** Residents are required to grant maintenance personnel access to the home for repairs. Any charges incurred due to missed appointments by vendors are the responsibility of the residents.

**4. Lockouts:** Be advised that the property management company bears no responsibility in the event that a resident locks themselves out of the property. Should such a situation arise, tenants are required to engage their own locksmith services to regain access. Additionally, any costs incurred due to damages caused during the process will be the sole responsibility of the resident.

**5. Prohibited Items:** Trampolines, play areas, and above-ground pools (whether hard or soft wall) are not permitted on the property.

Tenants Initials: \_\_\_\_\_

**6. Renter's Insurance:** Renter's insurance is mandatory, with RE Solutions XV LLC listed as an Additional Interested party.

**7. Rent Adjustments:** Rent may increase annually based on prevailing market values and the owner's escalated expenses.

**8. Lease Renewal Fee:** A Lease Renewal Fee of \$50.00 will be applied to residents upon each lease renewal.

**9. Document Compliance:** Residents have thoroughly reviewed, signed, and initiated all requisite documents.

**10. Resident Handbook Fees:** Residents are advised to review the RE Solutions XV LLC Resident Handbook and thoroughly understand the fee information provided therein. If applicable, any fees outlined in the Resident Handbook - Resident Fee Information will be billed to residents.

**11. Move-Out Instructions:** Residents must comply with the Move-Out Instructions, which includes the mandatory arrangement for professional house and carpet cleaning upon vacating the premises. It's important for tenants to understand that adherence to the move-out instructions is a requirement.

Please acknowledge your understanding and acceptance of these terms by signing below:

Residents Name: \_\_\_\_\_ Signature/Date: \_\_\_\_\_

Residents Name: \_\_\_\_\_ Signature/Date: \_\_\_\_\_

Residents Name: \_\_\_\_\_ Signature/Date: \_\_\_\_\_

Residents Name: \_\_\_\_\_ Signature/Date: \_\_\_\_\_