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ADDENDUM TO LEASE AGREEMENT
Re: Paragraph D, Payment of Repair Costs (2)(f.)

This Lease Addendum ("Addendum") is hereby incorporated into the existing lease agreement ("Lease") between _____ ("Landlord") and _____ ("Tenant") for the property located at _____. This addendum serves as an amendment to Paragraph D, Payment of Repair Costs (2)(f.) of the Lease Agreement.

Refrigerator Water Dispensers & Ice Makers

Repairs or replacements for refrigerator water dispensers and ice makers will not be provided if the refrigerator itself is functioning properly. Tenants should not expect these features to be maintained by the Landlord.

Non-Realty Items

Non-realty items, including but not limited to washers, dryers, drapes, speakers, and other similar personal property, are not guaranteed to be repaired or replaced. The Landlord reserves the right to remove any such non-realty items from the property at their discretion if they become inoperable.

Service Calls for Non-Repair Issues

If the Tenant submits a maintenance request and it is determined that no repair is needed or the item is functioning properly, the Tenant will be responsible for any applicable service call fees. This includes but is not limited to cases where troubleshooting confirms that the issue could have been resolved by the Tenant, was due to user error, or no issue was found.

Tenant Responsibility Due to Lack of Proper Care

Any maintenance or repairs required due to Tenant lack of proper care, improper use, or failure to perform basic care as outlined in the lease agreement will be the Tenant's financial responsibility. This includes but is not limited to:

- Clogged drains caused by improper disposal of materials, such as hair buildup or any issue that could have been easily resolved by the Tenant.
- HVAC issues due to failure to replace air filters or general upkeep.
- Appliance malfunctions caused by overloading, misuse, such as repeatedly slamming the microwave door.

By signing below, Tenant acknowledges and agrees to the terms of this addendum as part of the Lease Agreement.

Residents Name: _____ Signature/Date: _____

Residents Name: _____ Signature/Date: _____