

## ADDENDUM

The following terms and conditions are hereby incorporated in and made part of the Residential Lease Agreement dated 7/1/17 on property known as 2796 Yana Ave, Redding CA 96002 in which \_\_\_\_\_ is referred to as tenant and Robert Brown is referred to as a Landlord.

1. **Payment agreement:** Tenant agrees to use rentpost.com, an online rent payment system, to pay monthly rent and security deposit. Tenant understands that it is his/her responsibility to pay any associated fees when paying rent through rentpost.com.
2. **Utility Agreement:** Landlord agrees to pay for utilities up to a maximum of \$585 per month. In the event that utilities exceed \$585 for any given month, the tenant agrees to pay the amount over \$585 to be divided equally among tenants. Utility overages are due with rent payment. Late fees of \$1 per day will be applied to any unpaid utility overages. Utility services include gas, electricity, water, sewer, trash, and internet.
3. **Financial responsibility:** Each roommate agrees to be severally liable to the landlord for his/her individual rent. Roommates agree to be jointly liable for any other charges due or incurred under the lease agreement.
4. **Security deposit:** The security deposit(s) required under the lease agreement is contained and specified in the lease agreement. The deposit may be applied by Landlord toward the reimbursement for any cost incurred because of the tenant's violation of this agreement, including house and/or equipment loss or damage, cleaning, lost or damaged keys and nonpayment of fees. The security deposit shall not be released until the entire premises has been vacated completely by all roommates. Landlord will make separate payment of the security deposit (or portion thereof, if any) made payable severally to all roommates that have rights to the security deposit. This payment and of any security deposit deductions will be disbursed according to the lease agreement and according to state law. When there is a switch in roommates, the reimbursement of the security deposit (or portion thereof) to the outgoing tenant should be settled by the tenants amongst themselves. A landlord is not obligated to refund the security deposit until the lease is terminated and all roommates have vacated. There will be a \$25 processing fee for any returned security deposit payment returned outside the United States.
5. **Roommate Approval and Replacement:** Absolutely no subletting or roommate changes of the Lease Agreement may be made without written permission of the Landlord in advance and in writing. The Landlord may screen replacement roommates and require replacement roommates to sign the existing lease agreement or may require an entirely new lease agreement to be signed by the replacement.
6. **Getting along:** Having roommates can mean that you need to compromise on certain issues and your roommates need to compromise on certain issues thus making it easier

to share the leased premises. Landlord accepts no responsibility or liability for how roommates get along.

7. Inventory/house condition:

- a. The Landlord will provide a move in inspection form as well as a furnished rental inventory form to the tenant upon possession of the assigned house and room space. The tenant will indicate on the form whether the furniture, decorations, floor, walls, and ceiling of the room and all shared house common spaces are in good and sanitary condition. The tenant is further responsible for signing and returning the move in inspection form and furnished rental inventory form to the landlord within twenty-four (24) hours. He or she will be charged for all damages present in the house at termination of occupancy. The tenant is responsible for the condition of both the interior and exterior of the individual room, common areas of the house, doors and windows even if they are damaged from the outside. When the tenant returns possession of the house to Landlord, the tenant will return the premises in the same condition as when received, including having the carpets professionally cleaned by a reputable company.
  - b. When possession of the house is returned to Landlord at the termination of this lease agreement, the Landlord and tenant will conduct a move out inspection that includes inspection of individual room , the shared house common areas and all furnishings. Each Resident is responsible for his/her room as well as the common living areas. The tenant must, within 4 days prior to the termination of this Contract, arrange a mutually convenient time during normal business hours for the inspection. Failure to do so or to attend the arranged time will relieve Landlord of any obligation to make an inspection in the tenant's presence. At the time of the inspection, the Landlord will prepare a list of damages or cleaning charges, if any, to be deducted from the \$500 Security Deposit.
8. Departing roommates: Roommates who move out while this agreement is in effect will continue to have financial responsibility under the lease agreement unless the landlord releases them this responsibility in writing or unless they are replaced by a replacement roommate approved by the landlord in writing. Upon being relieved of financial liability, the departing roommates shall relinquish all rights to the security deposit.
9. Communications: Whenever landlord gives notice to one roommate, it shall be considered as having been communicated to all roommates. Whenever one roommate gives notice to the Landlord, it shall be considered as having been communicated from all roommates.
10. Tenant Guest Policy: A "Guest" is defined as a person invited into the leased premises by the tenant(s) and/or occupant(s). A eTenant Guest Policy: A "Guest" is defined as a person invited into the leased premises by the tenant(s) and/or occupant(s). A guest may stay overnight with written permission from the landlord for up to a maximum of 7 nights. Any guest that stays past the 7 nights will be required to pay additional rent of \$30 per night. All guests must observe and obey all conditions contained in the lease

agreement. If the tenant and or tenant's guests violate any part of this guest policy, the tenant is in default of the lease. in the event of a default, the landlord may initiate legal proceedings in accordance with the local and state regulations to evict or have the tenant removed from the premises as well as seek judgment against the tenant for any monies owed to the landlord as a result of the tenant's default.

11. Cancellation of this agreement: Prior to occupancy, at least 30 days or more before the start of this agreement, security deposit and prepaid rents/utilities are refundable provided that a written notice is received by the Landlord. There will be a \$200 administrative fee for ALL cancellations of this agreement. Prior to occupancy but less than 30 days prior to the start of this agreement, no refunds will be made and tenant is responsible for all rents during the term of this lease agreement.

The foregoing terms and conditions are hereby agreed to and the undersigned acknowledges receipt of a copy of this document.

DATE \_\_\_\_\_ Tenant \_\_\_\_\_  
DATE \_\_\_\_\_ Landlord \_\_\_\_\_