RENTAL APPLICATION

We are pledged to the letter and spirit of the U.S. policy for the achievement of Equal Housing Opportunity throughout the Nation. We encourage and support a program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin. All applicants must see the interior of the property before a lease can be submitted. Under extenuating circumstances an application may be accepted by viewing photos of the property or having a trusted acquaintance view for them. It is understood and agreed that all properties are rented in “AS IS” condition.

CRITERIA AND PROCEDURES

1. Application must be completed entirely.
2. Application fee is $50.00 per adult. Each adult must complete the application process and sign the rental lease agreement as a reasonable party.
3. Valid current photo documentation is required with each application (driver’s license, military ID, Florida ID), and social security card(s).
4. Your credit history will be checked. A criminal background check will be processed. If you have ever been evicted, pleaded no contest to a felony, pleaded guilty to a felony, or been convicted of a felony within the last seven (7) years that is cause for denial.
5. Residency must be verified for twenty-four (24) months. Rental history must be rated satisfactory or better.
6. Individual applicant must meet all requirements of criteria. If there is more than one (1) applicant, then at least one (1) of the applicants must individually meet one hundred percent (100%) of the requirements as listed below:
    a. Gross monthly income must be three (3) times the monthly rent within $100
    b. Debt ratio may not exceed thirty-five (35%)
    c. Income may be verified by pay stubs, bank statement, or court statements. Co-signors are accepted at the manager’s discretion only and must meet all requirements and live in the state of Florida.
7. No properties are held for more than two (2) weeks unless approved by the owner.
8. Once the application is approved, you must provide a security deposit in certified funds and sign the lease within forty-eight (48) hours.
9. If the applicant provides the security deposit and signs the lease then attempts to terminate the lease prior to occupying the property, the security deposit will be forfeited as liquidated damages for the owner.
10. All information collected is considered confidential and is for company use only.
11. Keys will be released on the first (1st) day of occupancy.
12. All funds prior to move-in must be paid in separate money orders and / or cashier’s check. No cash accepted.

I AFFIRM THE BELOW LIST INCLUDES ALL EXPECTED RESIDENTS OF THE PROPERTY.

LIST THE NAME AND DATE OF BIRTH OF EACH PROSPECTIVE TENANT.

Full Name: _____ Date of Birth (MM/DD/YYYY): _____

Full Name: _____ Date of Birth (MM/DD/YYYY): _____

Full Name: _____ Date of Birth (MM/DD/YYYY): _____

Full Name: _____ Date of Birth (MM/DD/YYYY): _____

Full Name: _____ Date of Birth (MM/DD/YYYY): _____

EQUAL HOUSING OPPORTUNITY

Complete all sections of this application in full. If any information is missing the application will be returned for completion, delaying the processing of the application.

All information must be PRINTED.

M/I Date _____
Rental Amount _____

UNIT ADDRESS: _____

Check Appropriate Box: **Applicant** **Co-Applicant** **Co-Signor**

Name: _____ **SOCIAL SECURITY NUMBER:**_____

DATE OF BIRTH_____ **SEX** MALE FEMALE **PHONE NUMBER**_____

MARITAL STATUS SINGLE MARRIED **E-Mail Address** _____

SPOUSE'S NAME_____ **SOCIAL SECURITY NUMBER**_____

DATE OF BIRTH_____ **SEX** MALE FEMALE

OTHER RESIDENTS LIVING WITH YOU

NAME_____ D.O.B._____ RELATIONSHIP_____

NAME_____ D.O.B._____ RELATIONSHIP_____

NAME_____ D.O.B._____ RELATIONSHIP_____

PET(s) Yes No DESCRIPTION_____ WEIGHT_____

RESIDENCE HISTORY FOR LAST TWO YEARS

- **PRESENT ADDRESS:**_____ CITY_____STATE_____ZIP_____
  AMOUNT OF RENT OR MORTGAGE:$_____ REASON FOR LEAVING_____
  PAID AS INDIVIDUAL$_____ HOW LONG:_____
  LANDLORD'S TELEPHONE #_____ RELATIONSHIP TO LANDLORD_____

- **PREVIOUS ADDRESS:**_____ CITY_____STATE_____ZIP_____
  AMOUNT OF RENT OR MORTGAGE$_____ REASON FOR LEAVING_____
  PAID AS INDIVIDUAL$_____ HOW LONG: _____
  LANDLORD'S TELEPHONE #_____ RELATIONSHIP TO LANDLORD_____

HEAD OF HOUSEHOLD EMPLOYMENT FOR PAST TWO YEARS

- **PRESENT EMPLOYER**
  NAME OF COMPANY_____HOW LONG_____ PHONE_____
  ADDRESS_____CITY_____STATE_____ZIP_____
  POSITION_____MONTHLY GROSS$_____ SUPERVISOR_____
- **PREVIOUS EMPLOYER**
  NAME OF COMPANY_____HOW LONG_____ PHONE_____
  ADDRESS_____ CITY_____ STATE_____ ZIP_____
  POSITION_____MONTHLY GROSS$_____ SUPERVISOR_____

SPOUSE'S EMPLOYMENT

- **PRESENT**
  NAME OF COMPANY_____HOW LONG_____ PHONE_____
  ADDRESS_____ CITY_____ STATE_____ ZIP_____
  POSITION_____MONTHLY GROSS$_____ SUPERVISOR_____

EMERGENCY CONTACT

NAME_____ TELEPHONE #_____ RELATIONSHIP_____

NAME_____ TELEPHONE #_____ RELATIONSHIP_____

.....

Have you been convicted or arrested of a crime? Yes No If Yes, Please Explain _____

_____

Have you ever been evicted from an apartment community ? If So, when and where. _____

Check Appropriate Box: **Applicant** **Co-Applicant** **Co-Signor**

SIGNATURE _____ DATE_____

The applicant warrants and represents all statements true and correct and hereby authorizes verification of the information through all available means including, but not limited to obtaining a consumer credit report and other reports so maintained by city, county, state, and federal law enforcement agencies, present and/or past employers including but not limited to present and /or past salary verification, and present and/or past residence. Applicant agrees to furnish additional credit references upon request.

HOUSING POLICIES

THIS ADDENDUM IS AGREED TO AND SHALL BE MADE PART OF THE LEASE AGREEMENT BETWEEN _____ (OWNER OR AGENT) AND_____ (TENANTS) FOR THE PREMISES LOCATED AT _____

Both parties agree to the following:

1. T will activate the management software portal and will use it to make payments, request service, communicate, submit pictures, videos or documents. Service requests require pictures and brief descriptions. Alternatively, T can use WhatsApp, email, including for pictures, and text, for texts only. Communication is to be in writing at all times.
2. In any email exchange, T agrees to write to aborahomesllc@gmail.com and when replying to select Reply All, so all L parties are copied. If phone communication is needed T will reach out PM assistant's by WhatsApp or regular text.
3. T agrees to reasonably answer any landlord's or his agent's emails or texts within 24 hours, or try sooner if an emergency.
4. If required, T can pay by Zelle or at a branch, but will always write his/her name in the bank deposit slip/ Zelle memo field and will text a deposit receipt/screenshot.
5. If T fails a scheduled service appointment without prior timely notification, service call cost will be assumed by T.
6. T will notify landlord at once if changing contact information or if anything breaks or S8 inspection fails or if handymen do not fix issues properly.
7. T agrees to not remove lock box from its current location. If removed and it gets lost, tenant will pay the lock box replacement cost.
8. T agrees to assume eviction costs, including late and service fees, if defaulted and legitimate eviction action is taken.
9. T agrees to assume association violation fines if rules and regulations of the rental community are violated.
10. The maintenance and /or replacement of food disposal, keys, stove burner coils or drip pans, light bulbs, smoke alarms, batteries, toilet tank handles & mechanisms, all pest control, as well as anything costing $350 or less is the T's responsibility.
11. Payments received will be applied first towards late fees and/or other additional charges, then toward rent.
12. Late charges, notice posting charges, utilities paid by landlord on behalf of tenant, maintenance charges, and NSF check charges shall all be deemed additional rent.
13. T agrees to fill and provide a walkthrough report and related pictures, as instructed by email, to connect utilities within 24 hours of move in, otherwise a late fee will apply. T agrees that L will disconnect utilities within 24 hours of move-in.
14. T will dispose inside the toilets only toilet paper, anything else (diapers, paper towel, wipes, feminine products, q-tips, cotton balls, etc.), is to be disposed of in trash bins, which T agrees to keep at all times in the toilets at their expense.
15. T agrees to keep and properly use (hung on the inner part of the tub or shower) at all times, a shower curtain in all bathrooms.
16. Contract subject to all adult occupants providing copies of their social security cards before move in, signing these Apartment Policies and the accompanying addenda, executing landlord's Application Infosheet.
17. The parties agree that upon mutual written agreement, electronic delivery notices will be considered valid means to change the contract.
18. If contract subject to any housing HAP contract, T agrees to provide termination notice at least 60 days in advance of the lease ending period, and to allow showings during that period.
19. If contract expires due to 3rd part delays, it & lease starting date, automatically extend 15 days.
20. Security Deposits are held in a non-interest bearing account.
21. Failure to perform may trigger an admin fee of $75 or the assumption of any costs by T.
22. These addenda and housing policies will become part of this and any other future leases for the duration of the whole tenancy. If any provision contradicts the Contract to Lease or the Lease, this addendum will supersede them.
23. Lease payments will be due on the 1st of the month and lease will be drafted accordingly. If T moves in in the middle of the month, the1st month will be prorated and its amount paid the following (2nd) month. The 2nd month's amount will be paid on the first month. This is done so that T moves in with exactly two months and at the same time pays only prorated rent for that one month.
24. T will maintain at all times in place the Kitchen Sink Strainer Basket.
25. All other terms and conditions remain the same.

_____ Tenant

_____ Owner or Owner's Agent

_____ Tenant

_____ Date

MOLD ADDENDUM

THIS ADDENDUM IS AGREED TO AND SHALL BE MADE PART OF THE LEASE AGREEMENT BETWEEN _____ (OWNER OR AGENT) AND_____ (TENANTS) FOR THE PREMISES LOCATED AT _____

MOLD: Mold consists of naturally occurring microscopic organisms which reproduce by spores. Mold breaks down and feeds on organic matter in the environment. The mold spores spread through the air and the combination of excessive moisture and organic matter allows for mold growth. Not all, but certain types and amounts of mold can lead to adverse health effects and/or allergic reactions. Not all mold is readily visible, but when it is, can often be seen in the form of discoloration, ranging from white to orange and from green to brown and black, and often there is a musty odor present. Reducing moisture and proper housekeeping significantly reduces the chance of mold and mold growth.

CLIMATE CONTROL: Tenant(s) agree to use all air-conditioning, if provided, in a reasonable manner and use heating systems in moderation and to keep the premises properly ventilated by periodically opening windows to allow circulation of fresh air during dry weather only. OWNER OR AGENT RECOMMENDS THAT AIR CONDITIONING IS USED AT ALL TIMES IF UNIT HAS AIR CONDITIONING.

TENANT(S) AGREE TO

•KEEP THE PREMISES CLEAN ANDREGULARLY DUST, VACUUM AND MOP.
•USE HOOD VENTS WHEN COOKING,CLEANING AND DISHWASHING
•KEEP CLOSET DOORS AJAR
•AVOID EXCESSIVE AMOUNTS OF INDOORPLANTS
•USE EXHAUST FANS WHENBATHING/SHOWERING AND LEAVE ON FORA SUFFICIENT AMOUNT OF TIME TOREMOVE MOISTURE
•USE CEILING FANS IF PRESENT
•WATER ALL INDOOR PLANTS OUTDOORS
•WIPE DOWN ANY MOISTURE AND/ORSPILLAGE
•WIPE DOWN BATHROOM WALLS ANDFIXTURES AFTER BATHING/SHOWERING
•WIPE DOWN ANY VANITIES/SINK TOPS
•AVOID AIR DRYING DISHES
•NOT “HANG-DRY” CLOTHES INDOORS
•OPEN BLINDS/CURTAINS TO ALLOW LIGHT INTOPREMISES
•WIPE DOWN FLOORS IF ANY WATER SPILLAGE
•HANG SHOWER CURTAINS INSIDE BATHTUB WHENSHOWERING
•SECURELY CLOSE SHOWER DOORS IF PRESENT
•LEAVE BATHROOM AND SHOWER DOORS OPENAFTER USE
•USE DRYER IF PRESENT FOR WET TOWELS
•USE HOUSEHOLD CLEANERS ON ANY HARDSURFACES
•REMOVE ANY MOLDY OR ROTTING FOOD
•REMOVE GARBAGE REGULARLY
•WIPE DOWN ANY AND ALL VISIBLE MOISTURE
•WIPE DOWN WINDOWS AND SILLS IF MOISTUREPRESENT
•INSPECT FOR LEAKS UNDER SINKS
•CHECK ALL WASHER HOSES IF APPLICABLE
•REGULARLY EMPTY DEHUMIDIFIER IF USED

TENANT (S) SHALL REPORT IN WRITING

•VISIBLE OR SUSPECTED MOLD
•ALL A/C OR HEATING PROBLEMS ORSPILLAGE
•PLANT WATERING OVERFLOWS
•MUSTY ODORS,SHOWER/BATH/SINK/TOILET OVERFLOWS
•LEAKY FAUCETS, PLUMBING, PET URINEACCIDENTS
•DISCOLORATION OF WALLS, BASEBOARDS,DOORS, WINDOW FRAMES, CEILING
•MOLDY CLOTHING, REFRIGERATOR AND A/C DRIPPAN OVERFLOWS
•MOISTURE DRIPPING FROM OR AROUND ANYVENTS, A/C CONDENSER LINES
•LOOSE, MISSING OR FAILING GROUT OR CAULKAROUND TUBS, SHOWERS, SINKS, FAUCETS,COUNTERTOPS, CLOTHES DRYER VENT LEAKS
•ANY AND ALL MOISTURE

SMALL AREAS OF MOLD: If mold has occurred on a small non-porous surface such as ceramic tile, formica, vinyl flooring, metal or plastic and the mold is not due to an ongoing leak or moisture problem. Tenant agrees to clean the areas with soap (or detergent) and a small amount of water, let the surface dry, and then within 24 hours apply a non staining cleaner such as Lysol Disinfectant, Pine-Sol Disinfectant (original pine-scented), Tilex Mildew Remover, or Clorox Cleanup.

TERMINATION OF TENANCY: Owner or agent reserves the right to terminate the tenancy and TENANT(S) agree to vacate the premises in the event owner or agent in its sole judgment feels that either there is mold or mildew present in the dwelling unit which may pose a safety or health hazard to TENANT(S) or other persons and/or TENANT(S) actions or inactions are causing a condition which is conducive to mold growth.

INSPECTIONS: TENANT(S) agree that Owner or agent may conduct inspections of the unit at any time with reasonable notice.

VIOLATION OF ADDENDUM: IF TENANT(S) FAIL TO COMPLY WITH THIS ADDENDUM, Tenant(s) can be held responsible for property damage to the dwelling and any health problems that may result. Noncompliance includes but is not limited to Tenant(s) failure to notify Owner or Agent of any mold, mildew or moisture problems immediately IN WRITING. Violation shall be deemed a material violation under the terms of the Lease, and owner or agent shall be entitled to exercise all rights and remedies it possesses against TENANT(S) at law or in equity and TENANT(S) shall be liable to Owner for damages sustained to the Leased Premises. TENANT(S) shall hold Owner and agent harmless for damage or injury to person or property as a result of TENANT(S) failure to comply with the terms of this addendum.

HOLD HARMLESS: If the premises is or was managed by an agent of the Owner, TENANT(S) agree to hold Agent and its employees harmless and shall look solely to the property Owner in the event of any litigation or claims concerning injury, damage or harm suffered due to mold or mildew.

PARTIES: THIS ADDENDUM IS BETWEEN THE TENANT(S) AND OWNER AND OR AGENT MANAGING THE PREMISES. THIS ADDENDUM IS IN ADDITION TO AND MADE PART OF THE LEASE AGREEMENT AND IN THE EVENT THERE IS ANY CONFLICT BETWEEN THE LEASE AND THIS ADDENDUM, THE PROVISIONS OF THIS ADDENDUM SHALL GOVERN.

_____	_____
Tenant	Owner or Owner's Agent
_____	_____
Tenant	Date

PEST CONTROL ADDENDUM

THIS ADDENDUM IS AGREED TO AND SHALL BE MADE PART OF THE LEASE AGREEMENT BETWEEN _____ (OWNER OR AGENT) AND_____ (TENANTS) FOR THE PREMISES LOCATED AT _____

1. That the Tenant has been notified that execution of this addendum waives the Landlord obligation to maintain the premises in accordance with Florida Statutes 83.51(2)(a)(1) regarding the extermination of rats, mice, roaches, ants, wood destroying organisms and bed bugs. The tenant agrees that this writing hereby shifts the obligations for the extermination of such pests to the tenant and tenants accept such obligation.

2. That in the event it comes to the Landlord's attention that the Tenant is not fulfilling his obligation to exterminate pests, the Landlord may give a Seven Day Notice to Cure requiring proof of extermination, acceptable to the Landlord.

3. That the Landlord shall have the opportunity with reasonable notice to gain access pursuant to Florida Statute 83.53 to determine if such extermination has been completed to the satisfaction of the Landlord. That if such extermination has not been completed to the satisfaction of the Landlord, the Landlord shall have the right to enter the premises in accordance with Florida Statutes 83.53 to provide its own extermination services.

4. That denial of access to the dwelling unit by the Tenant to provide such service or to verify the satisfactory completion of such services shall be considered a material breach of the contract making the Tenant liable for such breach and that if such conduct is not cured after the service of the Seven Day Notice to Cure, the contract can be terminated with a Seven Day Notice to Vacate.

5. That the Tenant waives his right to alleged Landlord's Non-Compliance in accordance with Florida Statute 83.51(2)(a)(1) in any suit for non-payment of rent or for cause if he has denied access pursuant to this Addendum.

6. That within fifteen (15) days of signing this addendum, the Tenant shall provide to the Landlord a copy of a contract with an alternate pest exterminating company which shall provide for monthly extermination of pests. If the Tenant fails to produce such contract within fifteen days, Tenant shall be considered in material breach of the contract making the Tenant liable for such breach. If said contract is not delivered after the service of a Seven Day Notice to Cure, the contract can be terminated with a Seven Day Notice to Vacate.

_____ _____

Tenant Owner or Owner's Agent

_____ _____

Tenant Date

BEDBUG ADDENDUM

THIS ADDENDUM IS AGREED TO AND SHALL BE MADE PART OF THE LEASE AGREEMENT BETWEEN _____ (OWNER OR AGENT) AND_____ (TENANTS) FOR THE PREMISES LOCATED AT _____

INSPECTION: Your unit has not been inspected prior to occupancy by a licensed pest control professional, hereinafter "Pest Control". Under Florida law, there is no requirement that units are inspected and only Pest Control is permitted by law to inspect for insects and render an opinion as to infestation or the lack thereof.

OWNER/AGENT REPRESENTATION: Owner/Agent represents that it is not aware of any current infestation or presence of bed bugs in the unit.

BEDBUG INFORMATION: TENANT represents and agrees that he or she is not aware of any infestation or presence of the bed bugs in TENANT's current or previous UNIT(s), home(s), furniture, clothing, or personal property and possessions and has fully disclosed to OWNER/AGENT any previous bed bug infestation or issues which TENANT may have experienced or are experiencing and has not been subjected to or living in an environment, UNIT, or home in which there was a bed bug infestation or presence. TENANT represents that if he or she WAS previously living in an UNIT or home that had a bed bug infestation that he or she has had all furniture, clothing, and personal property or belongings professionally and properly cleaned and treated by Pest Control that shall certify such items are free of further infestation. In the event TENANT discloses a previous experience of bed bug infestation, OWNER/AGENT shall have the right to see documentation of the treatment from Pest Control and inspect TENANT's personal property and possessions to confirm the absence of bed bugs.

USED AND DISCARDED ITEMS: TENANT acknowledges that used, abandoned or discarded furniture, clothing, and personal property can contain bed bugs which may infest the UNIT and be extremely difficult to control, and the costs associated with treating bed bugs are expensive. TENANT represents and agrees that he or she shall not allow such property to enter the UNIT without confirming the absence of bed bugs or having such items properly and professionally cleaned and treated by Pest Control before bringing such items into the UNIT. TENANT shall be required to provide proof that any such item has been inspected and or treated by Pest Control.

ACCESS BY OWNER/AGENT AND PEST CONTROL AND TENANT COOPERATION: TENANT shall allow OWNER/AGENT, Maintenance staff and Pest Control to have full access to the UNIT at reasonable times and hours for inspection, pest control, and treatment of bed bugs if any exist. TENANT and the TENANT's family members, occupants, social guests, and invitees shall cooperate and shall not interfere in any way with inspections or treatments or this shall constitute a material breach of the lease agreement. Upon confirmation of the presence or infestation of bed bugs, TENANT must cooperate and coordinate with OWNER/AGENT and Pest Control to treat and attempt to eliminate the bed bugs. TENANT must follow all directions of OWNER/AGENT and Pest Control to treat the UNIT. OWNER/AGENT and OWNER/AGENT's Pest Control shall have the right to set all conditions necessary for inspection and treatment of the premises for the presence or infestation of bed bugs The TENANT is required to remove or destroy personal property that cannot be treated or cleaned in the opinion of OWNER/AGENT or Pest Control and holds OWNER/AGENT and Pest Control harmless for any loss or damages to such personal property.

NOTIFICATIONS BY TENANT: TENANT shall promptly notify OWNER/AGENT of any conditions that may indicate the presence of bed bugs in the UNIT or in any of TENANT's clothing, furniture, and/or other personal property. TENANT shall promptly notify OWNER/AGENT of any recurring or unexplained bites, irritations, sores of the skin or body which TENANT believes are occurring from bed bugs or from any condition or pest believed to be within the UNIT. TENANT shall promptly notify OWNER/AGENT if he or she discovers any condition or evidence that might indicate the presence or infestation of bed bugs. TENANT shall not try to treat the UNIT for a bed bug infestation on his own or hire any outside pest control company and acknowledges that OWNER/AGENT has the full right to select its own Pest Control to perform treatments and cleaning of the UNIT and building if necessary. Failure to comply shall constitute a material breach of the Lease Contract and this addendum.

METHOD OF TREATMENT: If OWNER/AGENT decides to have the UNIT treated and not terminate the tenancy, OWNER/AGENT along with Pest Control shall have the sole right to select the method of treating the UNIT or any affected areas. TENANT is responsible to follow all protocols or directions from OWNER/AGENT and/or Pest Control.

TEMPORARY VACATING: If TENANT is forced to temporarily vacate the premises and find other temporary accommodations, under Florida law FS 83.51(2a)1., OWNER/AGENT's only legal responsibility is to abate the rent for the time period TENANT cannot reside in the UNIT. OWNER/AGENT may choose at its sole option to pay other expenses TENANT may incur but has no legal obligation to do so under Florida law. If TENANT is requested to temporarily vacate, they shall do so within 7 days of written notice to TENANT or this shall be considered a material breach of the Lease Contract and this Addendum. Once TENANT has been advised that the UNIT is habitable, OWNER/AGENT shall have no further responsibility to abate rent and TENANT shall owe rent and all sums due per the Lease Contract and any addenda.

TENANT CAUSED CONDITIONS: If TENANT or TENANT's family members, occupants, social guests, or invitees are responsible for causing or introducing bed bugs into the UNIT, TENANT shall be in default of the lease, subject to eviction and shall be liable for all rent, damages, cleaning and pest control fees, and other charges related to dealing with the bed bug issue and TENANT shall pay all reasonable costs of cleaning and pest control treatment OWNER/AGENT incurs to remedy the bed bug infestation situation. If OWNER/AGENT must move other TENANTs out of their UNITs in order to treat adjoining or neighboring UNITs, then TENANT shall be liable for payment of any lost rental income and other expenses incurred by OWNER/AGENT to relocate the other TENANTs and perform pest control treatment to eradicate an infestation in other UNITs.

NON TENANT CAUSED BED BUG INFESTATIONS: If in the sole opinion of OWNER/AGENT and Pest Control the TENANT or TENANT's family members, occupants, social guests, or invitees are not responsible for causing or introducing bed bugs into the UNIT, AT OWNER/AGENT'S OPTION the Lease Contract may be terminated and TENANT may still be required to vacate the UNIT and return possession of the premises to OWNER/AGENT if it determined by Pest Control that it is not feasible to eradicate the infestation with the TENANT continuing to reside on the premises. OWNER/AGENT shall not be responsible for TENANT's consequential losses if the Lease Contract is so terminated. DAMAGES: Under no circumstances shall OWNER/AGENT or TENANT be liable to each other for punitive damages for breach of contract related to bed bugs.

LEASE TERMINATION: In the event bed bugs are determined to be in the UNIT, OWNER/AGENT shall have the right to terminate the tenancy by giving TENANT seven days written notice requiring TENANT to permanently vacate the UNIT and remove all furniture, clothing, and personal belongings. Any items remaining shall be considered abandoned property. OWNER/AGENT in its sole judgment shall have the right to terminate the tenancy and obtain possession of the UNIT regardless of who is responsible for causing the infestation or presence of bed bugs. Due to the difficulty of treating and the often repetitive treatments necessary to control the infestation, TENANT must vacate the UNIT upon such termination. A TENANT who fails to vacate after the lease has been terminated shall be subject to an eviction action.

INVALID OR UNENFORCEABLE PROVISIONS: If any portion or provision of this addendum is declared to be invalid or unenforceable, then the remaining portions shall be severed and survive and remain enforceable. The court shall interpret and construe the remaining portion of this addendum so as to carry out the intent and effect of the parties.

_____	_____
Tenant	Owner or Owner's Agent
_____	_____
Tenant	Date

LANDLORD/TENANT WALKTHROUGH CHECKLIST

Property Address | Tenant Name / Signature | Date

	Condition on Arrival	Condition on Departure
LIVING ROOM		
Walls and Ceiling (paint, holes)		
Floor (carpet)		
Light Fixtures (fan, bulbs)		
Windows (screens)		
Smoke Detectors		
KITCHEN		
Walls and Ceiling (paint, holes)		
Floor (carpet)		
Light Fixtures (fan, bulbs)		
Windows (screens)		
Cabinets and Counters		
Stove (oven, range)		
Refrigerator (shelves)		
Dishwasher		
Garbage Disposal		
Sink & Plumbing		
Smoke Detectors		
DINING ROOM		
Walls and Ceiling (paint, holes)		
Floor (carpet)		
Light Fixtures (fan, bulbs)		
Windows (screens)		
Smoke Detectors		
BATHROOM		
Walls and Ceiling (paint, holes)		
Floor (carpet)		
Light Fixtures (fan, bulbs)		
Windows (screens)		
Bathtub/Shower		
Sink & Counters		
Toilet		
BEDROOM		
Walls and Ceiling (paint, holes)		
Floor (carpet)		
Light Fixtures (fan, bulbs)		
Windows (screens)		
Smoke Detectors		
BEDROOM		
Walls and Ceiling (paint, holes)		
Floor (carpet)		
Light Fixtures (fan, bulbs)		
Windows (screens)		
Smoke Detectors		
NOTES:		