

Addendum to the Lease dated –

For the property at –

Between Landlord -

Tenants –

Tenant Maintenance Responsibilities

This is a Partial Summary of the Maintenance Paragraph in this lease

Smoking is strictly prohibited in the home for residents and guests.

1. Do not flush wipes down the toilets, WSSC says they will clog your sewer line and this will cause expensive repairs for you.
2. You must purchase renters insurance and provide a copy of the declarations to Property Manager at move in.
3. Report water leaks to Property manager **as soon as you notice a leak.** Water leaks can cause a great deal of damage quickly.
4. Change all furnace and/or A/C filters every 1-2 months.
Including Range hood filters above the stove.
Please use the cheaper type (3 for \$ 9.00 at Hardware stores)
5. Winterize all outdoor hose faucets before October 1,
(We will send out postcards showing the instructions, call us the first year and we will show you how to do it)
6. Remove leaves from basement Stairwell drain on a regular basis to prevent floods. (only some homes have this basement stairwell)
7. Clean gutters & downspouts twice a year in May & December.
8. Clean lint from dryer screen after each use of dryer.
9. Maintain good caulking around sinks, tubs, showers. We will make sure caulking is done prior to move in.
10. Tenants are responsible for clogged drains that occur in any plumbing pipes, such as: sinks, showers, tubs & toilets & main sewer drain (we highly recommend a hair screen to be used in the drain of baths or showers)

11. Keep water alarms provided by property manager on the floor with contacts touching floor so they can sound an alarm if there is a leak.
12. Keep an interior throw rug at exit doors to prevent water & snow damage to hardwoods and carpeting.
13. Cut & trim grass when it reaches a height of 6 inches.
14. Rake leaves and dispose of according to local jurisdiction rules.
15. Use a lint filter in laundry tub drain if washing machine drains water into laundry tub. This must be cleaned every week so it does not clog up and flood the basement.
16. Tenant is responsible for having the carpets professionally steam-cleaned at time of move-out and providing a receipt to verify.
17. It is the tenants' responsibility to read the HOA/Condo documents to review the rules on parking permits, assigned parking and overnight guest parking. Tenants must-contact the management company to obtain initial parking passes/permits and renew parking passes/permits whenever required by the HOA.

We as tenants of the above property agree to perform the above maintenance obligations, or pay someone to perform those services for us.

Red Maple can provide referrals for contractors who can perform this work.

_____ Tenant

_____ Tenant

_____ Tenant

_____ Landlord

_____ Landlord

_____ Realtor