

ADDENDUM TO LEASE AGREEMENT



HVAC and Water Lines

PROPERTY: _____ **UNIT #:** _____

The undersigned LESSEE(S) hereby understands that LESSEE is not to leave the thermostat AC fan to the “on” position for any time longer than an hour. Longer periods than this could cause the AC to freeze up or for condensation to form throughout the unit creating an environment for mold. If Lessee fails to comply with this Lease requirement then Lessee will be held responsible for any and all resulting damages, including any required mold testing and remediation,

LESSEE further understands and agrees that when outside temperature is expected to be below freezing the thermostat must to be set to “Heat” and to a minimum of 55 degrees and the fan be set to the “Auto” position. If freezing temperatures occur and Lessee fails to comply with this Lease requirement then Lessee will be held responsible for any and all damages, including any required mold testing and remediation, caused from any water lines freezing and busting.

LESSEE hereby understands that if LESSEE leaves the unit for an extended time (namely more than 1 night) and damage occurs during LESSEE’S absence and as a result of the LESSEE failure to follow the aforementioned HVAC or water line terms and conditions, LESSEE will be held liable and be responsible for the damage caused. It is LESSEE’S responsibility to timely report a problem to LESSOR. LESSEE shall be responsible for all damage caused due to his/her failure to report a problem, including but not limited to, mold testing and remediation. LESSEE shall pay LESSOR for the damage directly or LESSOR may file a claim on LESSEE’S renter’s insurance to cover the damage.

LESSEE hereby understands that should s/he do something, regardless of neglect, including failure to promptly report a maintenance issue, to cause damage to the property/unit the LESSOR (as well as the other insureds) will have the right to file a claim for damages on the LESSEE’S insurance. Further, no matter how damage occurs to the property/unit the LESSEE shall file a claim on their insurance if there is damage to their personal property as stated in Section 6 of the Lease and in the Renters Insurance Addendum to the lease agreement. LESSEE shall indemnify and hold harmless the LESSOR and/or OWNER from any claims of damage to the LESSEE’S personal property, due to LESSEE’S failure to abide by the aforementioned terms and conditions.

The undersigned LESSEE agrees and acknowledges that this addendum is an attachment to the lease as noted above.

****IMPORTANT**: It is important that you read this document before signing. This is a legally binding contract and if you do not understand it or if you have questions about it, you should seek competent advice.**

_____	_____	_____
Print Full Legal Name - Lessee	Legal Signature	Date
_____	_____	_____
Print Full Legal Name - Lessee	Legal Signature	Date
_____	_____	_____
Print Full Legal Name - Lessee	Legal Signature	Date
_____	_____	_____
Print Full Legal Name - Lessee	Legal Signature	Date