



Maintenance Addendum

Lessee Name(s):
Property Address:

1 TENANT RESPONSIBILITIES.

Tenants will be responsible %100 for the following charges:

If the Tenant fails to report necessary repairs

If the Tenant performs repairs without Lessor's permission

When tenant causes sewer stoppages/blockages

If the tenant fails to meet a vendor at an assigned appointment and there is a vendor charge

If the Tenant or Tenant's Guests or Invitees cause damage to the property

If the Tenant reports a repair which does not require service

If the Tenant fails to replace battery for smoke detector and causes a service call for that

For replacing doors, broken glass and/or windows unless the Tenant provides a Police Report detailing the cause of the problem showing forced entry by others.

For damage to walls, carpets, floors, etc, because the Tenant left the windows or doors open during rain or wind.

2 REPORTS.

Please call/text, or email Lessor at _____ or _____ to report maintenance issues. It is the responsibility of all tenants (Lessees) to report all repairs/maintenance problems to the Lessor. Tenants can incur financial damages if they fail to report maintenance problems.

Report the following:

Any sign of mold in the property immediately

All toilet and faucet leaks and any plumbing backups

Electrical problems

Heating and air-conditioning problems

Inoperative smoke detectors

Faulty appliances supplied in property

Roof leaks

Broken windows and doors

Any other necessary repairs or unsafe condition

Major pest control items such as bees, cockroaches, rats, termites or other major infestations



34 **3 PENALTY FINE.**

35 Failure to report maintenance issues in a timely manner will result in a \$ fine for each unreported issue,
36 which will be added to the next rent payment. Additionally, if the Tenant fails to report necessary repairs
37 and it results in further damage to the property, the Tenant will be responsible for the cost of repairs and
38 any associated damages.
39

40 **ACKNOWLEDGMENT.**

41 I acknowledge that I have carefully reviewed all the information above. I understand that this document
42 can be used as a reference for any issues or concerns that may arise during the tenancy.
43

1st Tenant:

44 Full Name:

Signature:

Date:

2nd Tenant:

Full Name:

Signature:

Date:

45 **Property Manager / Landlord:**

46 Full Name:

Signature:

Date: