

## ADDENDUM TO 405 AND 405 ½ NW 19<sup>th</sup> ST Lease

This addendum agreement, made this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, is agreed to and shall bind you (meaning all persons to whom this property is leased) and us (meaning Circa Properties, LLC as agent for the owner, or any successors). **All provisions of the lease agreement signed by you shall apply unless in conflict with this addendum, in which case this addendum shall apply.**

You agree to lease from us the residence known as \_\_\_ NW 19<sup>th</sup> St, Gainesville, Fl. **beginning at 12:00 noon on August 3rd, and ending at 12:00 noon on July 31st**, for a sum of \$ \_\_\_\_\_ payable \$ \_\_\_\_\_ /mth. You agree to pay a non-refundable \$350 administrative fee and an \$ \_\_\_\_\_ security deposit.

**Parking and Special Event Parking:** Parking is limited to residents with registered parking decals only. On the evening of Gator Growl and for all Gator Football Home Games the property is used by the owners to sell parking for these events. You agree not to park on the property or block access to parking areas with any belongings on those days. You shall not offer parking spots on those days for sale or for your guests. If you violate this part of the lease (1) your car may be towed, and (2) you may be charged the cost of the parking spaces(s) you occupy or block. Please plan to park on the street the day before these events, when street parking is free and readily attainable.

**Trash Receptacles:** You are responsible for all refuse disposal and proper placement of garbage receptacles. Garbage receptacles must be stored in their designated area except on the days of collection and tenants agree to keep the storage area clear of any refuse. Any remaining refuse will be disposed of by maintenance at a cost of \$20 per occurrence.

**Utilities:** You agree to pay all electric utilities. We provide water and sewer, however **you are responsible for any water/sewer charges in excess of 1 ½ times the average of the 3 previous months** \_\_\_\_\_(initials). We will provide pest control. If you sublet your unit, you are responsible for utilities until sub-lessee arranges for service

**Laundry:** You will receive one laundry room key per unit and there is a \$25 charge if this key is not returned upon move out. It is agreed that 405 house residents will use the washer and dryer for normal and customary personal use only as the cost of electricity for the laundry room is paid for by the resident in 405 ½. The added electricity cost is minor and is accounted for in the rent for 405 ½. We are responsible for maintaining and servicing the washer and dryer for your use.

**Maintenance and Repairs Aug. 3-31:** you understand that almost all of our new residents move in during this period, and while essential repairs will be addressed quickly, if there are minor maintenance requests our ability to resolve them they may be delayed during this timeframe.

**Cost of Repair:** You recognize that 405 NW 19<sup>th</sup> St is an older house with original architectural details that, if damaged, may result in repair charges that are much higher than you would expect for new construction. You agree to take extra care not to cause such damage as you will be responsible for repair or replacement back to the original state of the house upon move in.

**Other:** You agree not to use the fireplace. You agree to purchase or use our rugs on bare wood floors. Absolutely no painting is permitted. We'll permit a reasonable number of small holes for hanging pictures *on drywall walls only*. Many walls are solid stone, concrete, plaster, or original unpainted cypress or other hardwood and you should not attempt to nail or screw into them. Contact maintenance for assistance.

**Compliance:** you have received and read the City of Gainesville's "Guidelines for Rentals in Residential Neighborhoods" and agree to abide by these guidelines. \_\_\_\_\_(initials) (online at: [www.lookingglassapartments.com/PDFS/resrentalsguidelines.pdf](http://www.lookingglassapartments.com/PDFS/resrentalsguidelines.pdf))

**Lead Warning Statement:** Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards. *Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.*
- (b) Records and reports available to the lessor. *Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.*

Lessee's Acknowledgment (initial)

- (c) \_\_\_\_\_ Lessee has received copies of all information listed above.
- (d) \_\_\_\_\_ Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

- (e) \_\_\_\_\_ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

_____ Signature	____/____/____	_____ Printed Name
_____ Signature	____/____/____	_____ Printed Name
_____ Signature	____/____/____	_____ Printed Name