

## \_\_\_ SW 26<sup>th</sup> ST HOUSE LEASE ADDENDUM

This addendum agreement, made this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, is agreed to and shall bind you and us. **All provisions of the apartment lease agreement which you have signed shall apply unless in conflict with this addendum, in which case this addendum shall apply.**

You are agreeing to rent \_\_\_ SW 26<sup>th</sup> St, Gainesville, FL beginning at 12:00 noon on the **3rd day of August, 20\_\_\_**, and ending at 12:00 noon on **July 31<sup>st</sup>, 20\_\_\_**, for a sum of \$ \_\_\_\_\_ payable in monthly installments of \$ \_\_\_\_\_. You agree to pay a non-refundable \$350 administrative fee and \$900 security deposit.

**Additional Terms:**

1. You agree that no parking is allowed on premises except as designated by us. We are not responsible for damage caused by tree limbs falling on automobiles. We will provide extermination service if necessary. You agree that no pets will be kept on the premises. Minor repairs of less than \$65 are your responsibility.
2. You agree to pay all charges for electricity, waste disposal, water and gas used on said premises; not to hold us responsible for any delay in the installation of electricity, water, or gas, or meters therefore, or interruption in the use and services of such commodities.
3. 18 HOUSE ONLY: your house uses propane for the stove. The propane tanks are provided full at the time of move-in, and must be re-filled at your expense upon move out so that they are full for the next tenants. If during the course of the lease the tanks need to be re-filled, it is your responsibility to do so at your expense. The tanks cannot be removed under any circumstances. If there is a problem with the tanks, you agree to notify management immediately. initials: \_\_\_\_\_
4. You acknowledge that you have read and agree to abide by the pamphlet "Guidelines for Rentals in Residential Neighborhoods" posted at [www.lookingglassapartments.com/PDFS/resrentalsguidelines.pdf](http://www.lookingglassapartments.com/PDFS/resrentalsguidelines.pdf). You further acknowledge that you have read and agree to abide by Chapter 83 of the Florida Residential Landlord and Tenant Act, specifically Florida Statutes Sections 83.40 and 83.682. (online at: <http://www.leg.state.fl.us/Statutes/index.cfm>) Initials: \_\_\_\_\_
5. If the Department of Code Enforcement of the City of Gainesville assesses points against the residence due to violations of city regulations due to your actions, you agree to pay us sums of \$75.00 for the 1<sup>st</sup> point, \$100.00 for the 2<sup>nd</sup> point. Such payments are considered to be rent. You agree that the lease may be terminated by us solely at our option following assessment by the City of 1 or more points. Such termination shall be considered a default of the obligations of the lease, and you will be responsible for any and all associated expenses, fees, and losses related to your vacating and rerenting the premises. Any such lease termination given by us will provide 30 days notice to vacate.
6. Parking is limited to you and your occasional guests only. You shall not sell/lease/offer parking spots for Gator athletic events and are responsible for any fines levied by the City of Gainesville if you are found to be doing so.
7. 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.
  - a. 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.*
  - b. 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.
  - c. 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.

\_\_\_\_\_  
Lessee #1 Signature

\_\_\_/\_\_\_/\_\_\_  
Date

\_\_\_\_\_  
Lessee #1 Printed name

\_\_\_\_\_  
Lessee #2 Signature

\_\_\_/\_\_\_/\_\_\_  
Date

\_\_\_\_\_  
Lessee #2 Printed name