

## ADDENDUM TO 1419, 1421, and 1433 NW 3<sup>rd</sup> Ave 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 3<sup>rd</sup> Ave, 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 including \$ \_\_\_\_\_ /mth for \_\_\_\_\_. You agree to pay a non-refundable \$350 administrative fee and an \$ \_\_\_\_\_ security deposit.

**Parking:** One (1) parking space per apartment is included in the base rent, additional parking (if selected) is additional rent. Parking is limited to residents with registered parking decals only, all others will be towed. Absolutely no one may park outside designated spaces. You shall not offer parking spots for Gator athletic events.

**Trash Receptacles:** You are responsible for all refuse disposal and proper placement of garbage receptacles. Garbage receptacles must be stored in designated areas 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 utilities. We will provide pest control and grounds maintenance. If you sublet your unit, you are responsible for utilities until sub-lessee arranges for service

**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.

**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