

Mint Properties LLC Lease Addendum

This document contains additional terms and conditions for renting an apartment.

1) Lease-break Policy

If a resident wishes to end their tenancy before the end of their lease, there are two options:

- a. Resident Replacement
 - Contact Mint Properties LLC to obtain the appropriate procedures to follow.
 - The only cost for choosing this option is the application fee for processing the new resident's application.
- b. Management can find a new resident.
 - Management will find the replacement resident.
 - Management requires a written notice when breaking a lease.
 - Original resident is responsible for all rent until apartment is re-rented (could range from 2 months to the duration of the lease)
 - Original resident pays a 1/2 month rent lease-break fee which will be deducted from the security deposit upon move-out

2) Extra Charges

While living in the apartment, the resident may incur additional charges. Here is a listing of the most common:

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|---|--|
| • Locked out of apartment and need re-entry | \$30 during business hours or \$75 after hours |
| • Additional keys | \$10 per key |
| • Changing apartment locks | \$50 (includes new unit keys only) |
| • Garage door opener | \$50 |
| • Bounced check | \$25 |
| • Broken blind/window covering | \$50 |
| • Broken screen | \$50 |
| • Broken window | \$50-\$200 depending on size |
| • Unclogging a drain due to misuse | \$75 |
| • Cleaning fees | \$25/hour (time and materials) |
| • Maintenance fees | \$30/hour (time only) |
| • Painting fees | \$150/room |
| • Satellite dish removal (they are not allowed) | \$100 |

These fees are due as they are incurred.

3) Smoking

There is **no smoking** allowed anywhere in the building. This includes all common areas and all apartments.

4) Pets

No dogs allowed. Cats or other small, caged animals are allowed. No more than three cats or small caged animals allowed in an apartment.

5) Oven Use

Residents may NOT use their ovens as a source of heat

6) Storage

Personal belongings can only be kept in the resident's apartment or inside their properly labeled storage unit. Any belongings not in the resident's apartment or inside their properly labeled storage unit may be removed or discarded by management at any time without warning. Management is not liable for replacement costs or damages to discarded items.

7) Tenancy after End Date of Lease: After the end date of the lease has passed, the tenancy will automatically continue under the terms of the lease except that the rent amount may change, and the duration will continue indefinitely until either the owner/manager or resident gives the proper notice to end the tenancy. The notice must follow the **Notice Period** specified in the lease.

8) Penalty for December and January Move-outs

If a resident gives notice to vacate an apartment with an effective move date of December 31st or January 31st of any year, there is an additional fee of \$300. The fee will be deducted from the security deposit upon move-out.

9) Check-Out Time

When a resident is vacating their apartment, the check-out time will be no later than Noon on the last day of their tenancy. If all residents are not out by noon on the last day of the month, a charge of \$50/hour will be assessed until management is given control of the apartment. If residents have not relinquished control by 8:00 am on the 1st, they are subject to an eviction due to holdover.

10) Condition of Apartment

Resident is financially obligated to reimburse management for all financial damages/losses management suffers due to resident's material breach of this lease, including but not limited to, repair of damages beyond reasonable wear and tear, inability to rent a unit timely due to the unit's not being properly prepared for showings, and failure to allow showings following proper notice when a notice to vacate has been given by either management or resident.

11) Notice for Parking or Reserved Storage

If resident has leased a parking space, garage stall, or a reserved storage locker and wants to relinquish it, they must give written notice to terminate use. Notice is effective at the end of the month in which it is submitted, or later if specified by the resident, but is always effective at the end of the month.

12) Occupancy limits

Mint Properties LLC has occupancy limits on the number of people in each apartment.

13) Referrals

If a resident refers another person for tenancy and the person is accepted and signs a new lease with Mint Properties, the referring resident receives a \$100 rent credit.

I understand and agree to these terms:

Resident: (print) _____

Resident: (sign) _____ Date: _____

Resident: (print) _____

Resident: (sign) _____ Date: _____

Management: (sign) _____

Date: _____