

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. The resident can sublet their apartment.
 - 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 at least a two month notice when breaking out of a lease.
 - Original resident is responsible for all rent until apartment is re-rented (which could range from 2 months to the duration of the lease)
 - Original resident pays a ½ 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:

- Locked out of apartment and need re-entry \$25 biz hours or \$50 after hours
- Additional keys \$10 per key
- Changing apartment locks \$50 (includes new apt keys)
- Garage door opener \$40
- Bounced check \$20
- Broken blind/window covering \$25
- Broken screen \$30
- Broken window \$50-\$150 depending on size
- Unclogging a drain after the first time \$75
 - Management covers cost to clean a drain for the first time
- Cleaning fees \$20/hour (time and materials)
- Maintenance fees \$25/hour (time only)
- Painting fees \$100/room
- Satellite dish removal (they are not allowed) \$50

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 allowed in an apartment.

5) Oven Use

Tenants may NOT use their ovens as a source of heat

6) Storage

Personal belongings (excluding bicycles) can only be kept in the tenant's apartment or inside their properly labeled storage unit. Any belongings not in the tenant'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 tenant 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 tenant 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 tenant is vacating their apartment, the check out time will be no later than Noon on the last day of their tenancy.

10) Condition of apartment

Tenant must keep apartment clean and in good condition while management is attempting to rent apartment. If tenant does not keep apartment in acceptable condition, management may hire the apartment cleaned and the cost will be paid for by tenant.

11) Parking or Reserved Storage

If tenant has parking (parking spot or garage) or a reserved storage locker and wants to relinquish it, they must give a two full month notice.

12) Occupancy limits

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

13) Referrals

If a tenant refers another person for tenancy and the person is accepted, the tenant receives \$100 off of the next month's rent.

I understand and agree to these terms:

Resident: _____ Date: _____ Resident: _____ Date: _____

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Management: _____ Date: _____