Addendum A to Lease

Tenant Responsibilities:

Tenants agree to perform basic maintenance procedures including but not limited to the following:

- *Replace damaged sprinkler heads.*
- *Change the air filters monthly.*
- *Change filters on reverse osmosis water unit quarterly.*
- *Maintain the spa & add chemicals for proper water quality & PH*
- *Secure the monthly services of a Pest Management Company.*
- *Maintain the home as if the tenant were the homeowner.*

Tenant Agrees as Follows:

Agrees that there will be no smoking or pets inside the home.

Adhere to all the CC&R's of the Home Owners Association – Landlord to supply copy. Pay any fines associated with CC&R violations.

Secure renters insurance within 7 days of lease signing. A copy of "proof of insurance" is to be provided to the landlord within 30 days of lease signing.

Agree to allow landlord to show the property within the last 30 days of the lease with a 24-hour phone notice.

Agree to pay a late payment fee of $50.00 if landlord does not receive payment, in hand, on or before the first of the month. In the event of an NSF check the tenant agrees to pay a fee of $50.00.

The tenant agrees to review and sign the "Move-In Checklist" with the landlord at initial first year lease signing.

Tenant:_____ Tenant:_____

(Signature) (Signature)

_____ _____

(Printed name) (Printed name)

Date:_____ Date:_____

Owner:_____

Dale Seamons

Date: _____