

Post Realty
1323 Cambridge Addendum to Lease

1. Tenants agree to complete and return the house move-in sheets to Post Realty within 7 days following move-in. It is also agreed that failure to do this will result in the use of management's memory in determining the condition of the house at time of move-in.
2. Tenants shall at all times keep the premises and fixtures therein in a clean and sanitary condition. Someone from Post Realty may stop by once a month to inspect the premises at a prearranged time.
3. Tenants agree to use thin nails, thumb tacks or push pins when hanging pictures etc. on the walls. **DO NOT hang posters, paintings, etc. with two-sided tape or any kind of adhesives.** Marks left as a result of using these shall constitute damage and shall be deducted from the deposit. Any material used must be removed before end of lease.
4. Tenants agree not to disarm or remove batteries from smoke detectors. Tenants further agree to notify management of weak batteries or nonfunctional or disabled smoke detectors.
5. Motorbikes or any gas-powered machines are not allowed in the house or basement as they are a potential fire hazard.
6. **ABSOLUTELY NO PETS ALLOWED! !** No petsitting for friends or relatives no matter how short a time. If found in your house there will be a \$5.00 per day charge plus a \$100.00 extermination fee. Even if these fines are paid, management reserves the right to terminate this lease based on the disregard of the no pets clause.
7. If the house is sublet the tenants shall pay an involvement fee of \$40 per sublet form.
8. **Tenants have been informed that the basement has no bedrooms. City code requires that the basement rooms not be used for sleeping.**
9. **Tenants are responsible for any and all trash removal. If Post Realty employees are sent to deal with your trash, there will be a charge for the service. This includes hauling away excess trash at move-out.**
10. Tenants are responsible for the supply and replacement of all light bulbs within the house, including fluorescent bulbs.
11. Tenants shall be responsible for the cost of repairs to disposals, clogged drains and toilets unless the malfunction is due to wear of equipment or other breakage connected with normal tenant use. Tenants must notify Post Realty when a repair is needed. Work will then be done and billed accordingly.
12. Tenants agree to pay a NON-REFUNDABLE fee for all cleaning of the house including carpeting, appliances and general cleaning. This fee is \$_____ and is due before any keys are handed out.
13. In the event that all keys issued are not returned, the tenants will be charged \$50 to rekey the each lock.
14. Due to the inconvenience caused by tenants moving out after the lease expiration date, tenants who do so will be charged double the daily rate.
15. The security deposit, unless otherwise specified in writing by all parties, will be returned in equal amounts to all tenants without regard to original division of payment.
16. If a lease renewal for this property is not signed 30 days prior to the expiration date of the current lease, this clause will serve as a 30-day notice to vacate.
17. Rent is to be paid by check or money order to Post Realty and mailed or hand-delivered to 400 Maynard on the 1st of each month. **Rent is to be paid with one check per month.**
18. There will be a \$20.00 charge for any NSF check returned plus a late fee resulting because of an NSF check not allowing payment to be on time.
19. **LATE RENT:** If rent is not paid in full by the 5th of the month, a \$15 late charge will be assessed -if not paid in full by the 14th, the late charge will be \$30, and if the rent is not paid by the 21st, \$45.
