

ADDENDUM TO U. OF M. LEASE

The following terms and conditions shall apply to the said U. of M. rental agreement and to the extent of any inconsistency between this addendum and the terms of the rental agreement, this addendum shall apply.

1. Tenants agree to complete and return the apartment move in condition form to the management within seven days following move in. It is agreed that failure to do this will result in management's memory as to what condition the apt. was in at the time of move in.
2. Tenants shall at all times keep the premises and fixtures therein in a clean and sanitary condition. The common areas of the building shall be cleaned as necessary. Tenants are expected to cooperate in this respect and shall immediately clean anything which tenant or tenants' guests spill or drop in common areas and leave **NO GARBAGE BAGS** in hallway.
3. CONDUCT: Nothing shall be done in or about the premises which shall interfere with the rights, comforts, or convenience of other Tenants. Nor shall any disturbing noise be made at any time. Indulgence in any criminal act may render the lease null and void and result in Tenants being given thirty days' notice by Lessor to vacate the premises.
4. SMOKE DETECTORS: Tenants agree not to disarm or remove batteries from smoke detectors. Tenants also agree to notify management of weak batteries or nonfunctional/disabled smoke detectors.
5. Tenants agree to use thin nails, thumb tacks or push pins for hanging things on the walls. No pictures, posters, or paintings are to be hung with **two-sided tape or like adhesives**. Marks left on the wall from these shall constitute damage and shall be deducted from the security deposit.
6. **DO NOT** set furniture in halls or on balconies. Each tenant should have 1 bed, dresser and desk. If this is not the case in your apt, call 761-8220, we will adjust it during your 1st month in the apt. Any other furniture removal is at Post Realty's discretion, including any done for subletters. You will be charged for labor and storage. Your apt. will be inventoried upon move-in, and you will be charged upon move-out for any missing items.
7. No motorcycles or scooters in the building - they are a fire hazard.
8. PETS: **Absolutely no pets allowed!** No pet-sitting for friends or relatives no matter how short a time. If found in your apt. there will be a \$5.00/day charge plus a \$100.00 extermination fee. The Lessor as a result of the Tenants' violation of this rule may declare the lease null and void and order Tenant to vacate the premises in thirty days.
9. If the premises is sublet, the Tenants shall pay a one-time involvement fee of \$40.00.
10. A charge of \$20.00 per NSF check will be charged plus any late fees resulting in management not receiving the rent on time due to the NSF check.
11. **Tenants shall be responsible for the costs of repairs of disposals, clogged drains, and toilets unless the malfunction is due to wear of equipment or other breakage connected with normal use.** Tenants must notify management when a repair is needed. Management will then complete the work and bill it appropriately if so deemed. Please keep a plunger on hand for your own use – avoid a bill.
12. Tenants are responsible for the supply and replacement of light bulbs within their own apt., including fluorescent bulbs.
13. Parking for one car is provided as part of this lease. Tenants are not to park a car in the lot unless they have displayed a visible permit in it. Tenants are only to park in the designated areas and agree to warn their visitors and friends to NOT park in the lot. Signature of this lease authorizes Post Realty to ticket and/or tow vehicles in violation of any of the above rules. It will cost \$160 or more to get your car back, so please don't take the risk.
14. Tenants agree upon signing of this lease to pay a nonrefundable cleaning fee for carpet and appliance cleaning and also general cleaning of the apartment. This fee is **\$350.00** and is **due before move in**.
15. In the event that all keys are not returned, tenants will be charged \$50.00 to have the locks rekeyed.
16. Due to inconvenience caused by tenants moving out at a date later than specified in the lease, tenants moving out after this date will be charged at double the regular rate.
17. Late Rent: If the rent is not paid in full by the 5th of the month, a \$15.00 late fee will be charged. If not paid by the 14th of the month another \$15.00 will be charged and if not paid by the 21st then another \$15.00 will be charged. In other words, if you are three weeks late then there will be a total of \$45.00 in late fees charged to the apartment.
18. Rent shall be in the form of **one** check or money order etc. payable to 912 Company and sent to Post Realty, 400 Maynard, Ann Arbor, Michigan 48104.

Tenants signatures

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