

CIRCA PROPERTIES

ADDENDUM FOR 300 NW 18th ST AND 1600 NW 4th AVENUE

This addendum agreement, made this ____ day of _____ 20____, is agreed to and shall bind you (meaning all persons to whom this property is leased) and us (meaning Circa Properties, LLC as agent for the owner, or any successors). **All provisions of the lease agreement signed by you shall apply unless in conflict with this addendum, in which case this addendum shall apply.**

General: A non-refundable \$175/bedroom administrative fee and a security deposit equal to one month’s rent is required prior to move-in.

Parking: One (1) parking space per bedroom is included in the base rent, additional parking (if selected) is additional rent.

Game Day Parking: Circa Properties does not issue guest parking passes on home football game Saturdays, and surplus guest spaces are set aside and sold by management on these days.

Lead Warning Statement (Applicable only to Gator View #1-43 and Gator Park #45-46): Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. Agent has informed the lessor of the lessor’s obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. Lessee has received the pamphlet “Protect Your Family from Lead in Your Home.”

Utilities: You agree to pay all electric utilities unless you have selected the Inclusive Utilities Option below. We pay for normal pest control, trash collection, and water. If you sublet your unit, you are responsible for utilities until sub-lessee arranges for service. We are not responsible for any interruption of utility service beyond our control.

- a. **Inclusive Utilities Option:** As a convenience to you and for additional rent, we can pay the GRU utility charges for your apartment for the duration of your lease. To promote conservation of electricity usage, we have established a monthly Utility Cap on our obligation to pay these charges, and any monthly bill greater than the Cap shall be billed as additional rent for the following month. This option, if selected, cannot be altered during a lease term as it represents our typical costs for providing this service over a 12 month period. Apartments with more than one resident and some end-units are not eligible for this Option. The additional rent and Utility Cap is as follows:

Gator Park: \$50/mo

Gator View: \$75/mo

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Signature		Printed Name
	//	
Signature		Printed Name
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Landlord / Agent		