

ADDENDUM TO 317, 319, or 321 NW 15th Terrace Apartment Lease

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.**

You agree to lease from us the residence known as ___ NW 15th Terrace, Gainesville, FL. **beginning at 12:00 noon on August 4th, and ending at 12:00 noon on July 31st**, for a sum of \$ _____ payable \$ _____ /mth including \$ _____ /mth for _____. You agree to pay a non-refundable \$175/bedroom administrative fee and a \$400/bedroom security deposit.

Parking: Parking is limited to residents with registered parking decals only, all others will be towed. Absolutely no one may park in the front yard. All others must park in one of the parking spaces designated by landscape timbers surrounding the property, and must not block the driveway access to these parking spaces. Cars must drive forward out of parking area and cannot back out into the street. You shall not offer parking spots for Gator athletic events.

Trash Receptacles: You are responsible for all refuse disposal and proper placement of garbage receptacles. Garbage receptacles must be stored behind the fenced areas except on the days of collection and tenants agree to keep the storage area clear of any refuse. Any remaining refuse will be disposed of by maintenance and charged to you.

Utilities: You agree to pay all electric utilities. We provide water and sewer, however **you are responsible for any water/sewer charges in excess of 1 ½ times the average of the 3 previous months** _____(initials). We will provide pest control. If you sublet your unit, you are responsible for utilities until sub-lessee arranges for service

Laundry: You will receive one laundry room key per unit and there is a \$25 charge if this key is not returned upon move out.

Maintenance and Repairs Aug. 3-31: you understand that almost all of our new residents move in during this period, and while essential repairs will be addressed quickly, if there are minor maintenance requests our ability to resolve them they may be delayed during this timeframe.

Compliance: you have received and read the City of Gainesville's "Guidelines for Rentals in Residential Neighborhoods" and agree to abide by these guidelines. _____(initials) (online at: www.lookingglassapartments.com/PDFS/resrentalsguidelines.pdf) You have also received a copy of the Lead Paint Disclosure for Pre-1978 housing _____(initials).

Lead Warning Statement(319 only): 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.

Lessor's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards. *Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.*
- (b) Records and reports available to the lessor. *Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.*

Lessee's Acknowledgment (initial)

- (c) _____ Lessee has received copies of all information listed above.
- (d) _____ Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

- (e) _____ 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.

_____ Signature	____/____/____	_____ Printed Name
_____ Signature	____/____/____	_____ Printed Name
_____ Signature	____/____/____	_____ Printed Name