

**CIRCA PROPERTIES ADDENDUM FOR  
300 NW 18<sup>th</sup> ST, 1600 NW 4<sup>th</sup> AVENUE, 1605 NW 5<sup>th</sup> AVENUE**

This addendum to the lease for the above referenced property 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 administrative fee plus 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 spaces (if selected) require payment of additional rent.

**Lead Warning Statement (Applicable only to Gator View #1-43, Gator Park #45-46, 1605 NW 5<sup>th</sup> Ave):** 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 charges incurred for your unit unless you have agreed to pay the Electric Utility Cap as part of your monthly rental installment. We will pay for seasonal pest control, trash collection and water (except for 1605 NW 5<sup>th</sup> Avenue where water is paid for by the residents).

**Electric Utility Cap:** As a convenience to you and for your payment of 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 portion of a 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 are not eligible. The utility caps and additional rent amounts are \$50/month at Gator Park and \$75/month at Gator View for the Electric Utility Cap.

Signature		Printed Name
Signature		Printed Name