



rental zebra
renting so simple, it's black & white

Lease Addendum #1

Date: _____

Tenant: _____

Property Address: _____

The following is hereby incorporated in and made part of the Residential Lease Agreement between Rental Zebra and named tenants listed above on property address listed above.

- 1). There is a \$50.00 processing fee if tenant is served with a 3 day notice.
- 2). There is a \$50.00 processing fee if tenant is served ANY notice to perform.
- 3). No one other than the occupants referenced in this lease are allowed to occupy the residence for a period longer than 2 weeks or 14 days.
- 4). If tenant acquires an outstanding balance on their account with Rental Zebra, payment submitted from them will be credited FIRST toward the outstanding balance and THEN applied to current rent.
- 5). If tenants do not provide Rental Zebra with proof of renters insurance prior to day 1 of their lease, tenants will be enrolled in liability insurance with Great American E&S Insurance Company and charged \$15.00 per month. The program you will be enrolled in with Great American is liability insurance only. We strongly recommend you obtain your own renters insurance.
- 6). Carpet Cleaning: Upon moving out, Rental Zebra will have carpets professionally cleaned and this charge will be deducted from your deposit. If you choose to have carpets cleaned professionally, you must provide a receipt when turning in keys. However, carpets must be cleaned the last day of occupancy.

7). Annual Inspections: Rental Zebra will provide you with access to the “Rent Check” app on your phone or tablet. Through this app you can conduct your own quarterly and annual inspections. **Annual inspections are mandatory and tenant will be charged \$50 for the inspection should the inspection not be completed through the Rent Check app in a timely manner or if the inspection is deemed incomplete or insufficient. Additionally, if the home is noted to be in poor condition via the inspection done by the tenant, Rental Zebra will come out and conduct an inspection in person. This will come with a \$50 charge to the tenant. Advance notice of entry will be provided.**

8) Technology Fee: \$5 Monthly Technology Fee to be charged to all tenants for access to property management software systems.

9). Keys: If tenant loses their keys or locks themselves out, they are responsible for the re-key or the locksmith fee. A copy of the new key must be provided to Rental Zebra within 72 hours of any locks being changed by tenant. Tenants will be charged for replacement of any keys not returned at move out, including but not limited to: front door, back door, mailbox, common area.

10). If owner is responsible for water/sewer/garbage charges, the owner will only pay for the base amount. No overages will be paid by the owner. Any overage charges will be tenant responsibility.

11). Tenants are required to put utilities in their name within 24 hours after their lease begins. Failure to do so will result in a \$25 charge by Rental Zebra. *For any utilities paid by landlord and billed to tenant, late fees will apply per your lease agreement on all utility charges.*

12). A \$25 processing fee will be charged for all payments not made online or with an e- pay slip.

13). Rental Zebra charges late fees of 10% of your monthly rent plus \$10 per day until your rent is paid in full.

14). Personal belongings left behind after move out will be considered abandoned and will be disposed of within 24 hours.

15). This is a smoke-free property. Please refer to “Smoke Free Property Addendum” for details. Smoking is strictly prohibited.

16). All tenants, residents, and guests are expected to conduct themselves in a way that will not offend or disturb the neighbors or passers-by. Any activity that causes extreme or excessive noise, traffic, or disturbances of any kind is just cause for eviction. This includes loud music, lewd, vulgar, or profane language. More than 1 police department call in a 12-month period is just cause for eviction.

17). Upon move out, any repairs that are required due to tenant negligence and/or damage will be managed by Rental Zebra with a 10% management fee.

18). Tenant must provide a valid forwarding address at time of move out (no later than the last day of tenancy). Should tenant fail to provide a forwarding address, they will incur a \$100 charge at move out.

19). There will be a \$75 charge for any garage remote not returned at move out.

20). If the mailbox at the property requires a key, tenant is responsible for obtaining a key from the post office. Tenant is responsible for this expense.

21). Tenant to be charged a \$5.00 fee at move out to cover cost of returning security deposit via certified mail.

22.) Should you wish to add a new roommate to your lease at any time, the potential new roommate must complete an application with Rental Zebra and be approved by Rental Zebra to be added to the lease. There is a \$300 flat fee (in addition to the application fee) to add a roommate to a lease.

23.) Absolutely no above ground pools or trampolines are allowed. Should Rental Zebra discover an above ground pool or trampoline on the property, tenant will be given 24 hours to remove and dispose of items. If tenant fails to remove or dispose of items, tenant will be charged a \$600 removal and haul off fee, per item.

CA Lic #01947996

TREC #9010945

Tenant: _____ Tenant: _____

Date Signed: _____ Date Signed: _____