

ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT

1. Every person named on the rental lease must have rent paid by due dates on lease. Individual Tenant(s) responsible will have to pay the late fee of \$100 per person. (Exception: verified financial aid)
2. You are responsible for snow removal on both the front and back porches of the rental property.
3. Utility bills must be transferred into one of the tenant names on or before the first day of occupancy. Tenants are responsible for contacting any and all utilities listed as Paid by Tenant on the Residential Rental Agreement, which may include electricity, gas and water. Tenants failing to transfer utilities into their name by date of actual occupancy will be charged a \$50 service charge per utility, in addition to actual amount(s) billed.
4. Tenant agrees to pay a \$200 service charge for any and all charges and modifications to the Residential Rental Agreement. This includes assignment or sublease, as well as early termination of contract. Modifications and changes must have written consent of Landlord.
5. Tenant is responsible for damages to property including but not limited to:

Broken window (\$300+)	Damaged exterior door (\$300)
Damaged interior door (\$200)	Damage to flooring (\$200+)
Holes in walls (\$50+)	
6. NO pets without approval / consent of HSI Rental.
7. NO excessive noise after 10:00 pm or before 10:00 a.m. We expect respect to be shown to fellow residents.
8. Garbage must be taken out and cans retrieved promptly after garbage collection day or city will ticket you.
9. DO NOT place cigarette butts or sanitary napkins in toilet.
10. Tenants are responsible for keeping property exterior (yard, porch, driveway, etc.) free of all litter and debris. Failure to do so will result in a \$50 property maintenance fee to tenants per occurrence.
11. Any needed cleaning completed by HSI Rentals / Bob Freiermuth after all tenants have vacated, will be charged at \$30 per hour.
12. Rent should be mailed to HSI Rentals, P.O. Box 126, Whitewater WI 53190. HSI is not going to pick up rent. Mail it on time.
13. NO cars or indoor furniture on the lawn or porches. The city will ticket you.
14. Fee to open apartment/room

Before 10:00 p.m. = \$25.00
After 10:00 p.m. = \$50.00
15. NO people on the roof!

By signing below you acknowledge you have read, understand and will abide by the above rules.

PRINT CLEARLY! PRINT CLEARLY! PRINT CLEARLY!

Signature: _____ Date: _____

Printed Name: _____ Birth Date: _____

Signature: _____ Date: _____

Printed Name: _____ Birth Date: _____

Signature: _____ Date: _____

Printed Name: _____ Birth Date: _____

Signature: _____ Date: _____

Printed Name: _____ Birth Date: _____

Signature: _____ Date: _____

Printed Name: _____ Birth Date: _____

Signature: _____ Date: _____

Printed Name: _____ Birth Date: _____