



FOURSTAR

REALTY & PROPERTY MANAGEMENT, INC.



AGREEMENT TO AMEND/EXTEND LEASE

Recommendation of Legal Counsel: Resident acknowledges that this document has important legal and tax consequences and Owner/Agent recommends that Resident consult with legal and tax counsel before signing.

Leasing/Managing Broker Relationship: Leasing/Managing Broker represents the Owner of the premises as Agent.

Date: 6/18/2019

RE: Lease dated 4/2/2018, and its amendments, between Caleb Carlson and Miller Ridgeway and Four Star Realty & Property Management, Inc. relating to the following real estate in the County of Larimer, Colorado known as 303 W Prospect Rd 304, Fort Collins, CO 80526 (the "Lease").

Owner/Agent and Resident hereby agree to amend the Lease as follows:

§3A Term - Fixed Term

The Lease shall be extended to run from 10:00 am 8/6/2019 to 10:00 am 8/6/2020.

§4A Rent – Fixed Term

Beginning 8/1/2019 monthly rent shall increase to \$1540.00.

Payments shall be made in monthly installments of \$1735.00 beginning 8/1/2019.

Breakdown is as follows:

Base Rent \$ \$1540.00

Monthly Pet Fee \$ _____

Monthly Admin Fee \$ _____

Monthly Parking Fee \$ \$95.00

Monthly Grounds Fee \$ \$20.00

Monthly Utility Fee \$ \$80.00

All terms and conditions of the Lease shall remain the same in effect except for the above changes, **and the Property Damage Liability Waiver Addendum attached hereto.**

Agent _____ Date _____

DocuSigned by:

Miller Ridgeway

6/20/2019

Resident _____ Date _____

Resident _____ Date _____

Resident _____ Date _____

Resident _____ Date _____

Resident _____ Date _____

Resident _____ Date _____

Resident _____ Date _____

Property Damage Liability Waiver Addendum

(This addendum is an integral part of the attached Lease.)

Resident agrees to comply with the below stated rules and regulations and agree to comply with all additional rules and regulations applicable to the Premises and which are publicly posted as provided by law.

1. All rental units are automatically included in the community's Property Damage Liability Waiver program ("PDLW") and therefore subject to an additional rent of **\$14.50** per month. Payment of this additional rent in accordance with the terms of your rental agreement waives your obligation to indemnify the property owner for accidental damages arising from fire, smoke, explosion, water discharge or sewer backup caused by your negligent acts or omissions as further described in your rental agreement up to \$100,000.00. The monthly installment amount for this coverage is **\$14.50** per rent installment and will be required to be paid in full at time of move in. The amount due at time of move in, or lease renewal, is **\$174.**

2. THIS WAIVER ONLY WAIVES YOUR LIABILITY TO THE PROPERTY OWNER AND DOES NOT WAIVE YOUR LIABILITY TO ANY THIRD PARTIES.

3. THIS WAIVER ONLY APPLIES TO ACCIDENTAL DAMAGE CAUSED BY YOUR NEGLIGENT ACTS OR OMISSIONS AND DOES NOT APPLY TO DAMAGES CAUSED BY YOUR DELIBERATE OR INTENTIONAL ACTS OR OMISSIONS.

4. THIS WAIVER ONLY APPLIES UP TO \$100,000.00; ANY AMOUNT IN EXCESS OF \$100,000.00 REMAINS SUBJECT TO THE TERMS OF THE RENTAL AGREEMENT.

In situations where the property owner's covered damages are under \$100,000, affected residents may receive up to \$15,000 to replace personal belongings as determined by Agent and subject to the terms of any of Agent's or Owner's applicable owner insurance policies; provided that in no event shall the sum of the property owner's covered damages and all amounts paid to affected residents exceed \$100,000.00.

5. You may **NOT** opt-out of the Property Damage Liability Waiver for your unit. It is mandatory under the terms of your Lease.

7. **NOTICE TO RESIDENTS: THE PROPERTY DAMAGE LIABILITY WAIVER ONLY WAIVES YOUR OBLIGATION TO INDEMNIFY THE OWNER FOR ACCIDENTAL DAMAGES CAUSED BY YOUR NEGLIGENT ACTS OR OMISSIONS AS DESCRIBED ABOVE. YOU ARE NOT ACCEPTING, ENROLLING IN OR PURCHASING AN INSURANCE POLICY NOR ARE YOU BEING INSURED UNDER ANY OWNER POLICY.**

THE PROPERTY DAMAGE LIABILITY WAIVER IS NOT A RENTER'S INSURANCE POLICY NOR IS IT INTENDED TO REPLACE A RESIDENT'S PERSONAL PROPERTY OR LIABILITY INSURANCE POLICY. ALL RESIDENTS SHOULD CONSULT AN INSURANCE PROFESSIONAL TO EVALUATE AND DETERMINE PERSONAL INSURANCE NEEDS.

Resident acknowledges that they have read and understood the contents of this Lease document on Page 1.

Agent	Date
DocuSigned by: <i>Miller Ridgeway</i>	6/20/2019
Resident	Date

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