



Maintenance Addendum

Lessee Name(s):

Property Address:

3 1 TENANT RESPONSIBILITIES.

- 4 Tenants will be responsible %100 for the following charges:

5 If the Tenant fails to report necessary repairs

6 If the Tenant performs repairs without Lessor's permission

7 When tenant causes sewer stoppages/blockages

8 If the tenant fails to meet a vendor at an assigned appointment and there is a vendor charge

9 If the Tenant or Tenant's Guests or Invitees cause damage to the property

10 If the Tenant reports a repair which does not require service

11 If the Tenant fails to replace battery for smoke detector and causes a service call for that

12 For replacing doors, broken glass and/or windows unless the Tenant provides a Police Report detailing

13 the cause of the problem showing forced entry by others.

14 For damage to walls, carpets, floors, etc, because the Tenant left the windows or doors open during rain

15 or wind.

16

¹⁷ 2 REPORTS.

- ¹⁸ Please call/text, or email Lessor at _____ or _____ to report
¹⁹ maintenance issues. It is the responsibility of all tenants (Lessees) to report all repairs/maintenance prob-
²⁰ lems to the Lessor. Tenants can incur financial damages if they fail to report maintenance problems.

21

- 22 Report the following:

23 Any sign of mold in the property immediately

24 All toilet and faucet leaks and any plumbing backups

25 Electrical problems

26 Heating and air-conditioning problems

27 Inoperative smoke detectors

28 Faulty appliances supplied in property

29 Roof leaks

30 Broken windows and doors

31 Any other necessary repairs or unsafe condition

32 Major pest control items such as bees, cockroaches, rats, termites or other major infestations

33



3 PENALTY FINE.

34 Failure to report maintenance issues in a timely manner will result in a \$ fine for each unreported issue,
35 which will be added to the next rent payment. Additionally, if the Tenant fails to report necessary repairs
36 and it results in further damage to the property, the Tenant will be responsible for the cost of repairs and
37 any associated damages.

38

39

40 ACKNOWLEDGMENT.

41 I acknowledge that I have carefully reviewed all the information above. I understand that this document
42 can be used as a reference for any issues or concerns that may arise during the tenancy.

43

1st Tenant:

44 Full Name:

Signature:

Date:

2nd Tenant:

Full Name:

Signature:

Date:

45 **Property Manager / Landlord:**

Full Name:

Signature:

Date:

46