



ELEMENT ASSETS

Transforming neighborhoods one house at a time

ELEMENT ASSETS, LLC ADDENDUM TO LEASE AGREEMENT

No smoking in the property, no pouring of grease or oils of any kind down any drains, sinks or toilets. No flushing of female sanitary napkins down any toilets or drains. No storage of motorcycles of any kind, cars, parts, trailers, snow mobiles, jet skis, wave runners, 4 wheelers, or 3 wheelers without landlord approval and insurance must be provided if approved. All garbage to be placed in plastic bags and stored in trash cans that are metal, plastic, or City approved containers. All garbage must be taken out weekly on the approved city trash day. Tenant(s) to replace any and all furnace filters as needed or at least twice per year. No storage of hazardous materials of any kind without landlord approval other than gas in approved gas cans stored in a shed or garage only.

Pets: None of the following or mixes of the following; Pit bulls, Rotweiler's, German Shepards, Boxers, Doberman Pinchers, Great Dane, Dalmatians, Wolfs or any other exotic pets. No fish tanks, No "baby sitting" of other pets without landlord approval. Approved dogs and cats must be city licensed, up to date on shots, and have proof of before moving in.

No water beds, no occupants not listed on the lease over night more than 5 days without landlord approval during the term of the lease or month to month stay. Tenant(s) responsible for keeping up all landscaping including cutting grass, trimming bushes, edging grass, weed whacking and pulling weeds, and eliminating any over growth of weeds on the property. Tenant(s) responsible for snow removal within 24 hours of snowfall and applying salt to all common areas, slippery walkways, porches, and sidewalks. No swimming pools without landlord approval and proof of insurance rider. No trampolines allowed on the property. Tenant(s) to pay city water and sewer bill on time during the time of occupancy to the City Water Dept. Painting and other modifications are only allowed with landlord approval.

Tenant(s) to report any needed repairs of the property to Element Assets, LLC right away. Element Assets, LLC will perform 2 interior/exterior property inspections at some point during the lease agreement. Tenant(s) will be notified within 5 days advance and an appointment day and time will be agreed upon between Element Assets, LLC and the tenant(s). Interior and Exterior pictures will be taken and a checklist will be sent to the landlord for review.

Tenant Signature _____ Date _____ Phone _____

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Property/Asset Manager _____ Date _____ Phone _____