

ADDENDUM TO LEASE



A Collier Community
managed by Paradigm Properties

I/We _____ Hereby after called Resident(s) having duly executed a lease and rental agreement with Paradigm Properties Management Team, Inc. located at _____, Apt# _____. With the effective dates of ____/____/____ through ____/____/____, jointly and severally agree by this addendum to request the following changes to said lease, specifically agreeing that neither this addendum nor any error or omission herein shall operate to void said lease nor any party be relieved of liability herein by execution hereof.

AMEND the names on the lease

Printed Name: _____ ADD DELETE Effective Date: ____/____/____

Printed Name: _____ ADD DELETE Effective Date: ____/____/____

Printed Name: _____ ADD DELETE Effective Date: ____/____/____

Assignment of the lease (add names above) *Attach appropriate Assignment Acknowledgements

Assignment Fee \$ _____ due by ____/____/____ Effective Date: ____/____/____

AMEND the lease starting date **AMEND the lease expiration date**

Original Start Date ____/____/____ New Start Date ____/____/____

Original Expiration Date ____/____/____ New Expiration Date ____/____/____

New Rent amount due for new start/expiration date \$ _____ For (mm/yy) _____

AMEND the security deposit amount to reflect payment of an additional deposit in lieu of guarantor or as a condition of occupancy. \$ _____ paid on ____/____/____ by _____ (printed name)

REFER TO THE BACK OF THIS ADDENDUM FOR ADDITIONAL TERMS AND CONDITIONS

AMEND the Rental Amount to **Include** **Delete** **Other** _____ Effective Date: ____/____/____

Circle one: MTM Premium, Off Season Premium, Individual Lease Premium, Additional Roommate Rent, Cable Package, Furniture Package, Utility Package, Other: _____

Other Rent \$ _____ per month +/- Unit rent \$ _____ per month = Total Monthly Rent \$ _____ per month.

AMEND the lease to **Add or** **Remove a pet:** *Attach Appropriate Pet Application

Type: **Cat(s), how many?** ____ **Dog(s), how many?** ____ **and/or** **Other** _____, **how many?** ____

*A separate Pet Application should be completed and signed on every pet residing in the unit

Agreed to, or having paid a non-refundable **Pet Fee** of \$ _____, together with monthly

Pet Rent \$ _____ per month +/- Unit rent \$ _____ per month = Total Monthly Rent \$ _____ per month.

Effective Date: ____/____/____

REFER TO THE BACK OF THIS ADDENDUM FOR ADDITIONAL TERMS AND CONDITIONS

AMEND the lease to **Add or** **Remove the rental of additional property.** *Attach Appropriate Addendum

List Property: _____ Effective Date: ____/____/____

Additional Property Rent \$ _____ per month +/- Unit rent \$ _____ per month = Total Rent \$ _____ per month.

We the undersigned, hereby acknowledge receipt of a true and correct copy of the rental agreement, furthermore consent and agree to and understand all provisions contained therein. The terms and conditions on the reverse side of this agreement are incorporated herein by reference and made a part hereof. Upon execution of this document by Landlord or his agent, all changes set forth within will be binding.

Signature: _____ Date: ____/____/____ Witness: _____

Signature: _____ Date: ____/____/____ Witness: _____

Signature: _____ Date: ____/____/____ Witness: _____

Signature: _____ Date: ____/____/____ Witness: _____

Management: _____ Date: ____/____/____ Witness: _____

TERMS AND CONDITIONS

SECURITY DEPOSIT HELD FOR THE RENTAL OF ADDITIONAL PROPERTY OR HELD IN LIEU OF PARENTAL GUARANTY

- 1) Upon expiration of the Lease and Rental Agreement, and the end of tenancy, any individual and/or apartment placing an additional deposit for a garage unit, washer/dryer, pet or in lieu of parental guaranty will be returned the amount specified as the additional deposit placed unless the apartment community is owed monies due to payment default and/or damages exceeding the apartment security deposit.
- 2) Landlord may retain the Security Deposit or prepaid rent for the rental of additional property or deposit placed in lieu of parental guaranty as a cancellation charge or as liquidated damages if Resident fails to take occupancy of the premises as agreed or violates any term of the lease and Rental Agreement; or Landlord may apply all or any portion of the Deposit and/or prepaid rent to the cost of cleaning or repairs due to Resident's use or occupancy of the Unit or furnishings, reasonable wear and tear only excepted.

AUTHORIZATION TO KEEP A PET

1. Cats, Dogs, Rabbits & Ferrets require a one time, non-refundable pet impact fee and a monthly rent per pet, the amount of which to be determined by Mgt.
2. Pet fees/rent shall not be used for damages caused by pet to unit or surrounding building or grounds. Any damages caused by pet will be due and payable upon notification to departing Resident of damages.
3. In order to prevent a flea problem for the next Resident, all pet owners must arrange a flea spray with the pest control company at the end of the lease. A dual treatment process may be required. Landlord will impose a claim against the security damage to cover the cost of any damage caused by the pet(s).
4. Pets are not allowed to roam free, be left tied up or be left unsupervised on a patio or balcony under any circumstances. Pets must be on a leash & under control at ALL times. All pets must be walked in designated Pet Walk areas. If no area is designated then pets should be walked away from normal foot traffic areas. No pets are allowed in the courtyards at any time. Dogs must not annoy others by barking.
5. Resident shall ensure that the pet does not disturb other community members or damage community property. If, in the landlord's sole discretion, the pet disturbs others, or causes damage to the property, then the Resident shall permanently remove the pet from the apartment within 10 days after written request. Resident payment of damage shall not entitle renter to keep the pet.
6. Except for the pet described on the front of this addendum, Resident shall not keep any pets in the apartment without an additional pet lease. **UNAUTHORIZED PETS WILL BE CHARGED DOUBLE PET FEES and PET RENT FROM THE START OF THE LEASE.** If you feed it, take care of it for a friend, or let it visit **IT IS YOURS TO PAY FOR.**
7. Pet owners are responsible for picking up after their pet with a scooper and disposing of feces properly. Pet feces are not to be left on the grounds under any circumstance and each incident will result in a \$25 fine.
8. Resident may be required to provide proof of current vaccination records on all applicable pets to the Landlord. Some communities have age and weight restrictions. Please contact your community rental office for any restrictions and/or additional policies.
9. This Pet Lease is attached to a Rental Lease of the same address (hereby incorporated by reference) and runs from current date to the end of said Lease.

PPMT wants to provide a pet friendly community by understanding and respecting that not all Customers are "pet people". Our policies were created in order to maintain a harmonious community for all our Customers. If ANY pet policy is violated, Resident agrees to permanently remove said pet(s) from the premises and that Management may void Pet Lease without altering the original lease.