



**Residential Rental Agreement Addendum**

1. There is no smoking permitted in the home; any damage/odor shall be remedied by tenant(s).
2. Tenant(s) agree to abide by the community’s HOA Covenants & Restrictions. It is the tenant(s)’ responsibility to ensure that they have a copy of the applicable documents and that they familiarize themselves with such documents. Tenant(s) agree to pay all HOA fines associated with their tenancy.
3. Tenant(s) agrees to make the home reasonably available for showings beginning at least 30 days prior to the lease’s end date.
4. As a policy, TRP, LLC will not wait to deposit checks, including any post-dated checks. Any check given to TRP, LLC will be considered ready to deposit/cash on the date that TRP, LLC receives the check.
5. TRP, LLC gladly accepts personal checks as payment for rents. However, if the tenant(s) have more than one rent check returned to TRP, LLC as “bounced” or nsf, TRP, LLC has the right to demand all future payments be made via certified funds or money orders.
6. After the tenant(s) have vacated the unit at the end of the lease, tenant(s) agree to have the carpets professionally steam cleaned and leave the home in a professionally clean state.
7. In the event that the tenant(s) request early termination of their lease (other than Section 17 Military Clause), TRP, LLC agrees to make all reasonable efforts to quickly re-rent the home as soon as it is vacated. Until the home is re-rented, tenant(s) will be responsible for any lost rents through the terms of their original lease or subsequent addendums. Additionally, tenant(s) who do not fulfill the full term of their lease will be responsible for a charge of \$450.00. This \$450.00 charge is to help cover TRP, LLC’s costs of re-renting the unit (advertising, work hours associated with re-renting and processing, etc).
8. Tenant(s) are responsible for changing the HVAC filters on a monthly basis.
9. Per Section 9 of the rental agreement, tenant(s) understand that a proper 30-day written notice must be provided if tenant(s) do not wish to renew the lease at the end of the lease period. If no notice is provided, the lease will be automatically extended on a month-to-month basis.
10. If either party to the lease employs an attorney to assert their rights under the lease or to enforce any of the provisions or covenants thereof, the prevailing party between Landlord and Tenant(s) shall be entitled to reasonable attorney fees and costs.
11. Tenant(s) will receive a copy of the “Rental Condition Checklist” at the home upon move-in. This checklist will have been filled out by a TRP, LLC representative and will serve as a record of the condition of the home upon tenant(s)’ move-in. It is the responsibility of the tenant(s) to contact TRP, LLC within 72 hours of move-in to make any changes to, dispute or request this form.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Date