

NCG REAL ESTATE, LLC ADDENDUM

PROPERTY ADDRESS:

Address _____ City _____ State _____ Zip _____

PLEASE MAKE SURE YOU READ/INITIAL EACH PAGE AND PRINT FULL NAMES/SIGN ON THE FULL SIGNATURE PAGE

PURPOSE: The purpose of this Addendum herein (NCG Real Estate, LLC Addendum) is to give the Tenant(s), specific instructions and examples of things the Tenant(s) is responsible for maintaining during the term of your lease. It does not list everything the Tenant(s) is responsible for maintaining. Depending on what type of residence that is leased (apartment, single-family house, duplex, condominium, etc.) and what kind of improvements it contains, some items on the following list may not apply to you. Tenant(s) is encourage and ask questions to clarify any part of Residential Lease Agreement and All Addendums.

APPLIANCES: Landlord(s) shall supply Tenant(s) with refrigerator, stove, oven, and in some cases dishwasher, microwave, garbage-disposal, washer, and dryer. Tenant(s) shall keep refrigerator, stove, oven, microwave, garbage-disposal and washer-dryer in clean and safe condition. Property Management DO NOT warrant what appliances shall be supplied and Tenant(s) accept the appliances are supplied in "As Seen" and it is the Tenant(s) responsibility to verify what appliances have been supplied. Tenant(s) shall leave refrigerator, stove, oven and microwave clean, defrosted and plugged in, running at normal settings. Tenant(s) shall only use appliances in a manner to which they were designed to be used. All repairs of appliances supplied to the Tenant(s) shall be repaired by Landlord(s) and/or Property Management only. In such an event, only a professional qualified person can repair such appliances. Landlord(s) and/or Property Management are held harmless by damages caused by Tenant(s) improper use of appliances. Should a Washer-Dryer be supplied Tenants are reminded not to "over-load" the machines. Should the Tenant(s) improperly use any appliances supplied then the Tenant(s) shall be responsible for ALL costs incurred to the Landlord(s) and/or Property Management—payment must be fully paid within 30 days.

ALARM SYSTEMS: Tenant(s) will be responsible for all costs associate with alarms system, that is to say, it there is an alarm system already installed then Tenant(s) wishing to use the alarm system will responsible to pay for all cost associated with maintaining the alarm system including but not limited to telephone lines. If an alarm system is not installed then and Tenant(s) wishes to have an alarm system Tenant(s) will be responsible for all costs associated with installation and maintaining the alarm system thereafter and must notify in writing to Property Management and that permission is granted thereof. Tenants must deliver property back in the original condition that is to say that anything done for the installation must be removed completely and any work thereof professionally done to standard that the property is back in the original condition. Tenant(s) MUST provide Property Management with name and contact information of the alarm system company and MUST provide the Property Management the alarm code. Property Management are held harmless for any and all claims whatsoever relating to the alarm system. The Property Management reserve the right to not grant permission to allow an alarm system to be installed and The Property Management are held harmless in this matter.

AUTHORIZATION: Unless there is a specific permission, in writing, giving the Tenant(s) authorization, then Tenant(s) is hereby given notice that they CANNOT approve any unauthorized work or services. Tenant(s) CANNOT approve any unauthorized charges or cost on behalf of the Landlord(s) and/or Property Management whatsoever. ALL repairs, improvements, alterations, and additions MUST be authorized with the Property Management. An example of approving unauthorized work/charges would be that the Tenant(s) engages/hires a painter and the Tenant(s) informs the painter to send the bills/invoices to the Landlord and/or Property Management. Furthermore Tenant(s) are NOT authorization to give verbal instructions to persons/contactors to do work or repairs other than the work authorized by the Property Management (See also MAINTENANCE REQUESTS)

BED BUGS: The goal of this Addendum is to protect the quality of the rented unit's environment from the affects of bed bugs by providing sufficient information and instructions. It is also the goal of this Addendum to clearly set forth the responsibilities of each of the parties to the rental agreement.

- Resident acknowledges the Owner/Agent has inspected the unit and is not aware of any bed bug infestation.
Resident agrees that all furnishings and personal properties that will be moved into the premises will be free of bed bugs.
Resident shall report any problems immediately to Owner/Agent.
Resident shall cooperate with pest control efforts. If a tenant's unit or a neighbor's unit is infested, a pest management professional shall be called in to eradicate the problem. Tenant must comply with recommendations and requests from the pest management specialist prior to professional treatment including but not limited to:
Placing all bedding, drapes, curtains and small rugs in bags for transport to laundry or dry cleaners
Wash all machine-washable bedding, drapes and clothing etc on the hottest water temperature and dry on the highest heat setting. Take other items to the dry cleaner making sure to inform the dry cleaner that the items are infested with bed bugs. Discard any items that cannot be decontaminated.
Move furniture toward the center of the room so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.
Tenant agrees to reimburse the Owner/Agent for expenses including but not limited to attorney fees and pest management fees that Owner/Agent may incur as a result of infestation of bed bugs in the apartment.
Tenant agrees to hold the Owner/Agent harmless from any actions, claims, losses, damages and expenses that may incur as a result of a bed bug infestation.

CARPETS: Tenant(s) shall have a professional carpet cleaning service to steam clean carpets at the time of move-out; a copy of the receipt shall be required by the Property Management at the time of move-out.

Tenant Initials _____

Landlord Initials _____

CLEANING FEE: Property Management shall retain a cleaning fee at the termination of the lease agreement if the property is not cleaned in a manner set forth within this agreement. (See Also **Residual Lease Agreement**).

CONFLICT WITH OTHER LAWS: If it is found that any part of this Residential Lease Agreement and or Addendum and or its terms and conditions conflict with Federal, State or County laws governing Landlord – Tenant relations, public health and safety, etc., then those laws will take precedence. However, all parts of the Residential Lease Agreement and or Addendum, which are NOT in conflict, will still be valid and enforceable.

CONTRACTORS & SUB-CONTRACTORS: Wherein Landlord(s) and/or Property Management have employed contractors and or sub-contractors to carry out repairs and maintenance on the property, Tenant(s) are required to fully cooperate and give reasonable access to contractors and/or sub-contractors to areas of the property wherein it is deemed necessary to have access to carry out such repairs and maintenance. Tenant(s) are asked to cooperate wherein contractor and or a sub-contract may need to use facilities to wash their hands or use the rest room. Wherein Landlord(s) and/or Property Management will only use contractors and/or sub-contractors known to them and Tenant(s) are asked to report immediately any concern to the Property Management. If you are in any doubt as to the identity and or authorization of contractors and or sub-contractors then Tenants(s) must contact Property Management. Tenants(s) are reminded that such contractors and/or sub-contractors employed by the Landlord(s) and/or Property Management will need to carry out the instructions of the Landlord(s) and/or Property Management only and any changes thereof must be firstly directed to Property Management for permission to be granted. Tenant(s) must allow the contactors to work free from being hurried, harassed and or made to feel they are working under duress. Tenant(s) should be mindful of “off-hand statements or opinions” made by contractors and/or sub-contractors may not necessary reflect those of the Property Management.

DRAINS, TOILETS & GARBAGE DISPOSALS: Tenant(s) must not pour grease, oil or any harmful substances that would cause damage or block damage to the indoor or outdoor drains, street drains, toilets and garbage disposal. Tenant(s) will be charged for repairs/replacement and reasonable Property Management fees for all misuse or damages caused herein mentioned that are not normal wear and tear. Tenant(s) will be responsible for all local ordinances, city, state and federal fines incurred for improper use of drains, toilets or garbage disposal. (See Also Residual Lease Agreement).

DRAIN STOPPAGES: As of the date of this agreement, the dwelling's sewage drains are in good working order and they will accept the normal household waste for which they were designed. The drains will NOT accept such things as disposable diapers, sanitary napkins, tampons, children's toys, balls of hair, grease, oil, table scraps, clothing, rags, sand, dirt, rocks, or newspapers. Tenant(s) agree to pay for clearing the drains of any and all stoppages except those which the plumber who is called to clear the stoppage will attest in writing were caused by defective plumbing, tree roots, or acts of God.

DRUGS (ILLEGAL): Property Manager has a **ZERO tolerance regarding illegal drugs**. Therefore; Tenant(s), guests and invitees of either Tenant(s) or guests shall not use the premises for any unlawful purpose and shall comply fully with all applicable federal, state and local laws and ordinances, including laws prohibiting the use, possession or sale of illegal drugs. Nor shall Tenant(s), guests and invitees of either Tenant(s) or guests use the premises in a manner offensive to others. Nor shall Tenant, guests and invitees of either tenant or guests create a nuisance by annoying, disturbing, inconveniencing or interfering with the quiet enjoyment of any other tenant or nearby resident. Tenant(s)/Guests understand and acknowledge that the possession, use, sale or distribution of controlled substances (DRUGS), with the exception of medication for personal use under a doctor's prescription, is a breach of this Rental Agreement (Lease) and **grounds for immediate termination of the occupancy, forfeiture of all deposits, prepaid rents and charges**. Property Manager will fully cooperate with all city, state, and federal agencies. Tenant(s) agrees to immediately inform Property Manager together with the appropriate authorities upon obtaining actual knowledge of any illegal acts on or upon the leased premises. Failure to comply will be taken as a breach of the residential lease agreement and as such notice will be given to the Tenants(s) to vacate the property. Tenant(s) shall be responsible for all cost incurred by the Landlord(s) to clean or replace items effected; this may include replacement of carpets and repainting. Tenant(s) will also be responsible for all rent lost while such cleaning and replacing work is carried out. **In addition, accelerated evictions will occur for Tenant(s) and all members of the tenant's household if criminal activity (such as drug trafficking) has occurred.**" (See Also **Residual Lease Agreement**).

ELECTRONIC DRAFT RENT PAYMENTS: See **RENT PAYMENTS**

EXTERIOR HOSES: Tenant(s) is responsible for moving any exterior hoses during the winter months and that there will be a minimum \$200.00 charge if an exterior faucet freezes due to Tenant's negligence.

FEES: The Property Management reserved the right to charge the Tenant(s) fees wherein it is deemed that the Tenants(s) has acted in a manner that has resulted in not keeping within the spirit of the obligations under the lease Residential Lease Agreement and Property Management have found it necessary to incur actual costs and or actual cost in time. Should this be the case, the Tenant(s) shall receive a warning that fees shall be incurred or in the case of lateness or not keeping to appointments the fee shall be automatically charged. Wherein if Tenant(s) has breached/violated any part of the lease agreement and the addendums and or if a compliant has been filed Tenant(s) are hereby given notice that the Property Management reserves the right that such fees will automatically charged and no notice will be given. Property Management fees shall be \$60.00 per hour per person and wherein Property Management have had to seek legal advice and or fees the amounts shall cover all costs incurred. (See also **Fines**).

FILTERS: Prior to Tenant's occupancy, clean air filters in each unit. Tenant(s) will, at Tenant's expense, replace all air filters on a monthly basis during occupancy and clean filter grill. If it is discovered that the Tenant(s) has not replaced filters as required, the Tenant(s) will be charged for a service call to check the HVAC unit and damage incurred.

FINES: Tenant(s) is responsible pay the cost of ALL fines incurred due to Tenant's failure to adhere to or Tenant's violation of any current or future city, county, state ordinances; for example Tenant(s) shall pay water ban fines. Failure to pay fines will result in a breach of the Residual Lease Agreement.

FIRE SAFETY: If you have never used a fireplace before, ask for instruction on how to use it

- Do not store ashes in trash cans
- Do not build a wood fire in a fireplace that has connections for gas logs
- Do not use kerosene heaters
- Do not use grills within 10 feet (horizontally or vertically) of anything that will burn (some city ordinances restricts additional usage of grills)
- Do not use or storage of explosive or aerial fireworks, roman candles, and rockets or similar devices that includes any to the safety of any person or property. All are strictly prohibited—tenants shall comply with North Carolina law.
- Adhere to all local, city, state, and federal fire safety regulations.

FIREARMS: All tenant and all guests (with the exception of law-enforcement) will be prohibited from bringing any and/or processing any firearms, bb guns, or switchblades whatsoever on or in to the premises. When an exception is granted, firearms should be suitably locked away.

GUTTERS: Tenants are responsible for cleaning gutters on a regular basis, at least once year or more often when needed. Property Manager shall make periodic inspection of the gutters and written notice will be given to Tenant(s) if it found that gutters need to be cleaned thereafter should the gutters not be cleaned within 30 days then Property Manager shall have right to have the gutters cleaned at Tenants' expense and that such costs incurred shall need to be paid with 30 days. (See Move-out Check List)

GOVERNING LAW: This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of North Carolina and or Federal Laws.

HEATING VENTILATION AND AIR CONDITIONING (HVAC) - See EQUIPMENT, WINTERIZATION, MAINTENANCE, REPAIR AND FILTERS

INDEMNIFICATION: Property Manager shall not be liable for any loss, damage or injury of or to the Tenant, Tenant's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant hereby agrees to indemnify, defend and hold / Property Manager harmless from any and all claims or assertions of every kind and nature.

INDIVIDUAL LIABILITY Each Tenant(s) who signs this Agreement, whether or not said person is or remains in possession, shall be jointly and severally liable for the full performance of each and every obligation of this Agreement, but not limited to, the payment of all rent due and the payment of costs to remedy damages to the premises regardless of whether such damages were caused by a Tenant or invitee of a Tenant.

ILLEGAL PROVISIONS NOT AFFECTING LEGAL PROVISIONS -- Whatever item in this Agreement is found to be contrary to any local, state, or federal law shall be considered null and void, just as if it had never appeared in the Agreement, and it shall not affect the validity of any other item in the Agreement.

LIGHTS, FUSES, ETC: Tenant(s) is responsible to:

- Replace burned-out electric light bulbs and blown fuses
- Reset tripped circuit breakers and oven timers
- Leave working light bulbs in all electrical sockets at end of tenancy
- Relight oil or gas furnaces and hot water heaters

LIQUID FILLED FURNISHINGS: No liquid filled furniture, receptacle containing more than ten gallons of liquid is permitted without prior written consent and meeting the requirements of the Landlord and or Property Management. Tenant(s) also agrees to carry insurance deemed appropriate by Landlord and or Property Management to cover possible losses that may be caused by such items.

LOCKS: Tenant(s) shall NOT change or remove any existing locks or add any additional locks without Landlord(s) and /or Property Management's written permission. Tenant(s) shall immediately provide Landlord(s) and /or Property Management's keys for any changed or additional locks. Tenant(s) are responsible to return ALL keys associated with the property (and garage door openers) at the termination of the lease and responsible to for all replacement or changing locks cost incurred. (See also KEYS) (See Also **Residual Lease Agreement**).

LOCKED-OUT: There will be a charge of \$75 to the Tenant(s) payable to the Landlord(s) and /or Property Management to unlock the door(s) to property should the Tenant(s) accidentally looked themselves out. This fee will include a replacement key. The Tenant(s) may need to show ID. Additional charges may be incurred after 6 pm and at weekends. Fees charged shall need to be paid within 30 days.

LOCKBOX & SHOWINGS: Tenant(s) agrees Landlord and or Property Management can install a lockbox and sign on property for the purpose of showing property prior to Tenant(s) vacating and once notice has been given. Tenant shall not remove or interfere with lockbox and or sign. Tenant(s) with alarms must fully cooperate with Landlord and or Property Management and ensure that they have the most recent alarm codes. Showing will be at reasonable times and reasonable notice will be given. Under no circumstances will Property Management be responsible for providing or paying utilities (See Also **Residual Lease Agreement**).

Tenant Initials _____

Landlord Initials _____

MAINTENANCE REQUESTS: To ensure there is a record for Tenant, Landlord and or Property Manager, ALL maintenance and repairs should be in writing and Tenant(s) shall need describe maintenance and or repair, provide Tenant(s) name, address, together with best telephone numbers and email contact information. Emergencies only should be via telephone call in but followed in writing thereafter. All maintenance requests shall be submitted to:

NCG Real Estate LLC
7404 D Chapel Hill Drive
Raleigh, NC 27607.
Telephone: (919) 400-5661
Fax: (919) 882-8735
Email: info@ncgrealestate.com

This includes all general maintenance repairs and emergency services.

Tenant(s) are asked that ALL non-emergency communications should be confined to Monday to Thursday 9:00 to 5:00 pm and Friday 9:00 am to 1:00 pm. Tenant(s) are asked to report repair problems in the early stages, when you become aware of the repair problem and thus to avoid calling in the evening and weekends when it has becomes an emergency, this will also avoid the difficulties trying to contact a contractor or maintenance person in the evening and weekends. Tenant(s) shall NOT contact Landlord(s) for Maintenance or Repairs unless there is a specific written agreement approved by Landlord(s) and Property Manager. (See Also **Residual Lease Agreement**).

MOVE-IN – MOVE-OUT: Every effort shall be taken into consideration for the Tenant(s) if they are moving-in or moving-out at the weekends and holidays, however the Landlord(s) and Property Management reserves the right to charge the tenant(s) a fee that Tenant(s) should to make arrangements that move-in move-out during normal office hours—Monday to Friday 9:00 am to 5:00 pm. Should this not be possible to move in or out during office hours Tenant(s) are asked to discuss this with the Landlord(s) and Property Management and thereby special arrangements can be made. Landlord(s) and Property Management reserves the right to charge a reasonable fee for such arrangements. If Tenant(s) wish to ask that the keys be picked-up be an assigned person Landlord(s) and Property Management shall need this in writing and the assigned person may need to show ID. Landlord(s) and Property Management shall not responsible for the assigned person’s actions, any loss and or damage to the property. (See Also **Residual Lease Agreement**).

MOVE OUT LATE: Should the Tenant(s) not move-out on the assigned day/date the therein the contract; you will be charged for ALL extra days rent. The Property Management reserves the right to charge a reasonable fees and costs incurred. Should a new tenant NOT be able to move-in as a result of you the Tenant(s) not moving out on time then you the Tenant(s) shall pay all reasonable cost incurred by the new Tenant(s) having to reschedule/delay their move-in. These costs would include moving costs, hotels costs, addition rent that they would incur plus any Landlord(s) and Property Management costs incurred to accommodate the new tenant.

NOISE & NUISANCE: Level of noise is to be kept at a level as not to disturb your neighbors. If any neighbors can hear you through their walls then you are being too loud. Many citywide noise ordinances dictates that quiet hours are from 11:00 pm until 7:00 am, 7 days a week. If it is reported that noise levels from the Tenant(s), any members of the Tenant(s) family, any visitors are disruptive, you will be sited and subject to all Property Management fees & cost. Tenant(s) will comply with all subdivision, local, city and state noise and nuisance ordinances. Tenant(s) understand that if the Tenant(s), any members of the Tenant(s) family, any visitors do not comply and continue to violate noise levels or cause a nuisance then the Property Management reserve the right terminate the lease this residential lease agreement and give **“Termination notice of 30 (Thirty) Days only for the Tenants(s) to vacate the property”**. (See Also **Residual Lease Agreement**).

PHOTOGRAPHS: Tenant(s) shall allow Landlord(s) and Property Management to periodically take photographs of the outside of property for the purpose of monitoring condition; such photos would be taken from street distance and in such a manner not be obtrusive. Tenant(s) shall allow Landlord(s) and Property Management take photographs of interior or only once Tenant(s) has given notice to terminate the lease for the use of advertising only. Tenant(s) shall allow Landlord(s) and Property Management shall respect Tenant(s) privacy at all times and Tenant(s) has the right to refuse interior photograph taken. Tenant(s) shall allow Landlord(s) and Property Management reserve the right to take photographs at the time of the Move-In and Move-Out inspection.

POOL & HOT TUBS: Tenant(s) hereby agrees and that wherein a community pool is provided Tenant(s) shall abide by all rules associate with that pool and is responsible for pool key and cost for replacement. The pool is a privilege and as such the Landlords and or Property Management reserve the right to remove the privilege if it discovered that the Tenant(s) has violated any pools rules and or rent payments is not received. Property Management are NOT responsible or are held completely harmless against any loss of property, injury and death of anyone using the pool. Pool key is for sole use of Tenant(s) only; the key cannot be loaned to anyone and key cannot be duplicated. Tenant(s) hereby agree and understand that should a hot tub be located on the property the Property Management are NOT responsible for any maintenance or repairs and moreover are held completely harmless against any loss of property, injury and death of anyone using the hot tub.

RENTER’S INSURANCE: Tenant(s) hereby agree and understand that a copy of the Renter’s Insurance Certificated/Policy is required prior too or at the time of move in; N.B. keys will not be surrendered at the time of move in unless Tenant(s) have complied. Please have your insurance policy to include NCG Real Estate Real Estate, LLC as a “Certificate Holder” only. Tenant(s) hereby agree and understand that a copy of the Renter’s Insurance Certificated/Policy is required for the full time of the lease agreement. Please comply with requests for a copy Renter’s Insurance Certificated/Policy; copies can be mailed; sent via email and fax.

RENT PAYMENTS: All rent payments are due on the 1st (FIRST) day of each calendar month, regardless of when your lease began.

Tenant Initials _____

Landlord Initials _____

Within 15 days or the 15th of the following month of Move-In ALL Tenant(s) need to convert to automated EFT (Electronic Funds Transfer) at company website: RaleighGreatRentals.com

Tenant(s) will be sent an email invite to Internet online portal at company website: RaleighGreatRentals.com wherein you will have the ability to login and set up automated payments using your checking or savings details.

Please make checks payable to:

NCG Real Estate, LLC

All Mailed Payments ONLY Should Be Sent To:

**NCG Real Estate, LLC
7404 D Chapel Hill Drive
Raleigh, NC 27607.
Telephone: (919) 400-5661
Fax: (919) 882-8735
Email: info@ncgrealestate.com**

Please write the property address on your payments. Should Tenant(s) move-in on a date other than the FIRST day of the month the initial rent collected will be prorated and calculated on a daily basis in accordance of the NC Real Estate Commission (Monthly rent multiplied by 12 months and divided by 365 days). **N.B. Cash or Money Orders CANNOT be accepted.**

Property Manager reserves the right with reasonable notice to the Tenants(s) to change the rent payment method.

If the rent payment is NOT received as per the terms of the residential lease agreement, the Property Manager reserves the right to file for EVICTION and REFUSE RENT in accordance with this agreement and with North Carolina - General Provisions Chapter 42. To avoid such action Tenant(s) are advised to surrender the property and all keys prior to and in lieu of an eviction. All other terms and conditions apply.

SATELLITE DISH: The Landlord(s) grants permission to Tenant(s) to install a Satellite Dish Antenna / Cable Television Service, at the tenant's expense, subject to the following terms:

- Tenants shall assume full responsibility, liability, for the installation and/or any damages to the rental unit/property as a result of such installation.
- Landlord(s) and/or Property Manager grant permission that the Satellite Dish can only be installed on independent pole (in accordance to any Covenant Restrictions). Tenant agrees that any wiring on the premises which requires the drilling of holes into the dwelling will be done by professional service person employed by the Satellite Company and only after the Property Manager has approved the location of the proposed drilling of holes.

SIGNS: Tenant(s) shall not place signs; placards, displays, or other exhibits, on or in any portion of the premises without the written consent of the Property Management except as may be provided by law.

SNOW REMOVAL: Tenant agrees to be responsible for all snow removal from driveways, porches, steps, walkways, sidewalks-both private and public, and the like. If Tenants fails to remove snow from public sidewalks on the premises within twenty-four hours of completion of snow storm, the Tenants will be provided with one (1) verbal notification by the Owner/ Manager of this condition. If within twenty-four (24) hours of verbal notification, no corrective action is observed from the Tenant(s), the Owner will contact a professional snow remover to clear public sidewalks on the premises. The Tenant will then be billed for those services.

VEHICLES: All Tenants must comply with all Federal and North Carolina Vehicle laws rules and regulations.

- Keep driveways free of oil and grease
- Tenant(s) and or tenant's invitees/guests must comply to ALL City/County/State and HOA rules and ordinances regarding vehicles.
- Tenant(s) and or tenant's invitees/guests may not work on motor vehicles in the parking lot of the complex and or at the property; this include oil changes – **vehicle repairs and oil changes are strictly NOT permitted at the property—NO EXCEPTIONS.**
- All vehicles must have inspection stickers, tags and must be road ready.
- The parking of RV's, boats, campers or utility trailers is prohibited.
- No recreational vehicles are permitted unless permitted in the area.
- Make sure that all garages, and driveways, out buildings, sheds, workspaces are thoroughly cleaned and free of oil and chemical spills or stains
- Unlicensed and or inoperable motor vehicles shall not be operated or stored in the parking lot of the complex and or at the property.
- Parking in the grass, along the side of street (where applicable) and entrances or on sidewalks is prohibited.
- Some City/County ordinances and /HOA rules have restrictions on keeping garage doors open for long periods of time than that of regular use open and close use.
- **Property Manager reserves the right to enforce towing at the tenant's expense, for any vehicle violations.**

WINTERIZE: Should the Tenant(s) not move into the property for any reason at the beginning of this lease then the Tenant(s) shall insure that the all utilities are switched on to ensure the property is properly winterized; i.e. the property is heated to ensure that no damage burst pipes is caused by freezing temperatures. Tenant(s) will be responsible for damage caused to the property if utilities have not been switched-on. Tenant(s) will also responsible for Property Management's cost insured to switch on utilities on Tenant's behalf. An extra security deposit will be required during this period of the property not being occupied; this amount will not exceed the maximum security deposit required under North Carolina law. Such cost shall need to be paid in advance. This winterize policy shall also apply should the Tenant(s) move out prior to the lease termination. It is reiterated that Tenants MUST have utilities switched on at all times during the lease agreement. It shall be the Tenant(s) responsibility for ALL costs of damage to the property and ALL consequences to the property if Tenant(s) have NOT switched on the utilities or taken ALL reasonable steps to ensure the property is winterized.

WINTERIZE: COLD WEATHER TIPS:

- Disconnect all outside hoses and drain them.
- Shut off the lines to all outside faucets inside the house, if possible. Wrap the faucets in old towels, then plastic.
- Close crawl space vents that let cold air under the house. Most vents are made with easily operated flaps.
- Wrap pipes in unheated crawl spaces, attics and garages with foam insulators.
- Thermostatically controlled electric "heat tapes" can be used in some cases but require extra care.
- If you have a basement, keep it heated during the cold snap.
- Open cupboard door if you have kitchen pipes along an exterior wall.
- If your pipes freeze, don't use anything with an open flame to thaw them. Use a hair dryer.
- Disconnect all water supplies to sprinklers

TENANT(S) AND LANDLORD(S) ARE ENCOURAGED TO ASK QUESTIONS TO CLARIFY ANY PART OF RESIDENTIAL LEASE AGREEMENT AND ALL ADDENDUMS.

TENANT(S):

Signature of Tenant 1 (Seal) DATE: _____

Print Name

Signature of Tenant 2 (Seal) DATE: _____

Print Name

Signature of Tenant 3 (Seal) DATE: _____

Print Name

Signature of Tenant 4 (Seal) DATE: _____

Print Name

AGENT:

Signature of Agent (Seal) DATE: _____

Print Name