

Additional Special Provisions

Tenant Name _____ Address _____

1. Rent is always due on the 1st of the month. The initial late fee is \$40.00 on the 4th and \$5.00 per day until the rent is paid in full. If rent is paid before the 1st of the month it will not be deposited until the first business day of the next month. All rents need to be mailed to the following address and payable to:

Robin Woodson
4141 Ball Road
No. 194
Cypress, CA 90630

2. Move in special will be charged back if tenant does not fulfill the lease if applicable.

3. Tenant(s) may not have more than 2 vehicles permanently parked at the property. No boats, trailers, construction vehicles, commercial vehicles, or RV(s) will be permitted to be parked on the property unless they are kept in the garage and with prior consent from the owner. No trampolines or swimming pools allowed.

4. Tenant is responsible for their own pest control except for wood destroying insects i.e. termites or carpenter ants.

5. Repairs to be paid for by tenants are:

- a. Cost for all wastewater stoppages unless it is caused by a break in the line or tree root damage.
- b. Any condition caused by tenant, tenant's family and/or guest.
- c. Any damages caused by break-ins.
- d. Damages due to windows and doors being open, including break-ins, mowing activities and vandalism. Owner recommends that the tenant buy renters insurance to cover these repairs. Tenant understands that they are responsible for these damages and owner will be reimbursed for all cost associated with these damages within 7 days of notification by owner. These damages MAY NOT be reimbursed by Tenants security deposit.
- e. Damages caused to heating and/or air conditioning system due to lack of changing filters monthly.

6. Tenants general responsibilities:

- a. Keep property clean.
- b. Remove trash appropriately.
- c. Supply and replace bulbs and smoke detector batteries.
- d. Take precautions to prevent broken pipes due to freezing.
- e. Promptly notify landlord of all needed repairs.
- f. Supply and replace A/C and furnace filters monthly.

7. Carpets are to be professionally steam cleaned by owner after vacating the unit. Owner will have them cleaned and deduct the cost from your deposit

3 bedrooms \$150.00

**Basic cleaning (extra degreasers, stairs, pet enzyme treatment or repairs are additional costs)

8. Units with sprinkler systems, landlord will control cycle times of system and at landlord's discretion make repairs. All changes to sprinkler timer must be made and approved by landlord. Tenant is responsible for water bill.

9. Three month leases are responsible for 100% of turnaround expenses (i.e. painting, cleaning, & repair damages)

10. Lease violations (excluding late payments and pet violations, see page 1 of the TAA Lease) and special provision violations are subject to a \$50.00 initial fine and a \$10.00 per additional day in violation fine.

11. Satellite dishes may not be attached to the roof shingles. Only to the fascia or other means.

12. Lock-Out Service is NOT provided by Owner. In the event of a lock-out, Tenant may request another key from the Owner during normal business hours, or Tenant may call a locksmith at Tenant cost.

13. Attic access is not authorized without written permission from the Owner. Resident will assume all liability when entering attic.

15. Maintenance is performed Monday thru Friday during normal business hours only.

Tenant or Tenants
(All Tenants must sign)

Owner
(Signs Below)

Tenant Email: _____ Date _____