

Addendum

1. Only tenant's personal items, in some circumstances, may be stored in the basement however; not near the furnace, water heater, or laundry area. Items should be labeled and in plastic containers.
2. After each load of laundry, clean out the dryer vent. Make sure to use a mattress cover.
3. Use only LED lights.
4. Tenants are encouraged to secure insurance for their personal property.
5. Pets are not allowed, likewise there is no pet sitting for friends or relatives allowed either. If this occurs, there will be a \$5.00 per day charge plus a \$100.00 extermination fee charged to tenant/s.
6. Tenants agree not to disarm or remove batteries from smoke detectors. Tenants further agree to notify management of weak batteries or nonfunctional or disabled smoke detectors.
7. Pushpins, tacks, or small nails are only allowed to be used to hang items on walls (no tape products).
8. Only lessees may use the washer, dryer and parking. (Tenants are not allowed to rent out parking spaces.)
9. No bikes are allowed inside the unit.
10. Only lawn furniture is allowed on front porch. **Inside furniture is not allowed outside, that of the upholstered type and/or wood desk chairs.**
11. Inside furniture is not to be stored in the basement.
12. Kegs of beer or large coolers of "party drinks" are not allowed inside the unit or in the basement. It is to tenants' benefit to keep large gatherings outside.
13. Lessees are responsible for cleaning ice and snow from porch steps and walkway to city sidewalk.
14. Lessees are responsible for taking trash containers and recyclables to the street curb for city trash pick-up. Lessees will be billed for any cleanup or City of Ann Arbor Tickets for litter if trash is not properly disposed of and/or maintained on a regular basis. City is now issuing \$200.00 tickets for trashcans not removed from curb and trash on lawn.
15. **No** smoking or burning candles allowed within the unit.
16. Inventory checklist must be completed before residence begins.
17. Tenants are not allowed on the roof except in case of emergency and there is no parking in the grass.
18. Tenants are to use wireless Internet connections for Internet access.
19. Storm windows and screens are not to be removed under any circumstances; damaged storms or screens will be charged to lessees.
20. Additional locks added to doors, windows, etc. are forbidden, if security concerns arise, please refer them to us.
21. Lessor will unplug disposal one time at no charge to tenant when inappropriate items have been placed in the drain/disposal. However, lessor will charge for repeated visits if tenants continue to clog disposal with items such as: broken shot glasses, bottle caps, beer hops, pumpkin seeds, bread bag ties, utensils, stones from a fish bowl/tank, large veggies which should have been placed in trash, large nuts, etc. **Common sense is necessary, as these are residential disposals.**
22. Charcoal and/or gas grills are not to be used on front porches or near any unit where a fire could start.
23. If you choose to not want one of our bedroom furniture pieces; you must inform us by **July 31st** of your upcoming lease. All common area furniture must stay within the unit.

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