



RULES AND REGULATIONS ADDENDUM

EXHIBIT A TO THAT CERTAIN LEASE DATED \_\_\_\_\_ BETWEEN \_\_\_\_\_, LANDLORD, AND \_\_\_\_\_, AND \_\_\_\_\_, TENANT(S), FOR APARTMENT UNIT # \_\_\_\_\_ LOCATED AT \_\_\_\_\_:

1. \_\_\_\_\_ initials

1. RENTAL PAYMENT: ALL rental payments received after the 5th calendar day of the month must include late charges. If a coupon book is provided, it is provided only as a courtesy to aid Tenant in making prompt and accurate payment, but under no circumstance shall the coupon book or individual coupons contained therein be considered a part of the Lease described above. All rental accounts with unpaid balances remaining delinquent after notice has been sent are subject to being turned over to an attorney for collection and/or eviction, pursuant to Alabama law.

2. \_\_\_\_\_ initials

2. SUB-LETTING/ASSIGNMENT: Tenant will not sub-let or assign the Lease without written consent of Landlord's Agent.

3. \_\_\_\_\_ initials

3. POOL: If swimming pool is offered, Landlord's Agent may suspend pool privileges if pool rules are violated by Tenant or Guests of Tenant.

4. \_\_\_\_\_ initials

4. PETS: No pets of any kind are permitted without the written permission of Landlord's Agent.

5. \_\_\_\_\_ initials

5. VEHICLES: No vehicle may be repaired, stored or left on the premises while not being used for normal transportation. Tenant hereby agrees that Landlord's Agent may tow any inoperable vehicle or vehicle with expired or missing license at any time after delivering a 7 day notice by posting the same on the vehicle, or by giving notice pursuant to the Alabama Abandoned Motor Vehicles Act. The expense of removing said vehicle shall be the responsibility of the Tenant.

6. \_\_\_\_\_ initials

6. WATERBEDS: No waterbeds may be filled without proof of Resident's liability insurance listing Landlord as loss payee AND written permission of Landlord's Agent.

7. \_\_\_\_\_ initials

7. OCCUPANTS/GUESTS: Tenant will not allow persons not listed on the application to occupy leased premises without written consent of Landlord's Agent. Tenants are responsible for the actions of their guests. No guests (family or friends) are allowed to use the pool, pier or pavilion unless

8. \_\_\_\_\_ initials

8. SPECIAL SERVICES: Pursuant to Alabama law, Landlord may charge Tenant for performing special services such as, but not limited to, opening doors, replacing broken glass or moving equipment.

9. \_\_\_\_\_ initials

9. LEGAL ACTION: Landlord or Landlord's Agent may from time to time temporarily suspend or delay legal action for late payment of rent or other charges.

10. \_\_\_\_\_ initials

10. REGULATIONS/POLICIES: Landlord or Landlord's Agent reserves the right, as allowed by Alabama law, to amend and/or add rules, regulations, and policies which Agent deems necessary to effectively manage the property of which this apartment unit, described above, is a part of.

\_\_\_\_\_

11. EARLY TERMINATION: If Tenant desires to terminate this Lease prior to its stated expiration date, Tenant must provide a written notice of same to Landlord no less than thirty (30) days prior to the stated early termination date. Tenant will be required, at the time of giving said notice, to pay a lease termination fee equal to three (3) month's periodic rent in addition to the rent due for the last month of occupancy, and, if a rent concession was granted to the Tenant upon Lease execution, including but not limited to rent rate discounts or free rent, Tenant will likewise be required to repay the concession upon giving Landlord said early termination notice.

12. \_\_\_\_\_ initials

12. OPEN FLAME COOKING DEVICES: Open flame cooking devices are prohibited on balconies of multiple family dwellings of two (2) or more stories in height, or within ten feet (10') of the building.

13. \_\_\_\_\_  
*initials*

13. VIOLATION OF THIS ADDENDUM SHALL BE DEEMED A MATERIAL VIOLATION UNDER THE TERMS OF THE LEASE AGREEMENT AND SHALL CONSTITUTE A DEFAULT OF THE LEASE AGREEMENT.

\_\_\_\_\_  
Tenant: \_\_\_\_\_

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Tenant: \_\_\_\_\_

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Landlord

By: \_\_\_\_\_  
Sherry Waldron, as Agent for Landlord

\_\_\_\_\_  
Date Signed