

## ADDENDUM Rules & Regs.

Addendum to contract

dated \_\_\_\_\_ between: \_\_\_\_\_ (Sellers)

and \_\_\_\_\_ (Buyers) on property located \_\_\_\_\_

1. No paper towels or sanitary products are to be placed in the toilets at any time Tenants will be back charged for any repairs for not adhering to this policy.
2. Trash is to be kept in secure containers and taken curb side on the designated trash day and and tenant is to keep all common areas and sidewalks clean and free of any trash or debris. Tenant will be responsible for payment of trash tickets. All trash must be removed at the time of move out (but on designated trash day). Tenant must plan with landlord or landlord's agent for a walkthrough and return of the keys.
3. All repairs must be reported in a timely manner as to insure quick response. Tenant will be back charged for not adhering to this policy.
4. Checks that are returned for non-sufficient funds must be replaced immediately and tenant will be responsible for bank charges, late fees and will have to replace with bank checks if this occurs more than once.
5. There is a \$35.00 fee if tenant misplaces keys and tenants will be responsible for changing locks if keys are lost. Under no circumstances will tenant change locks without permission of landlord.
6. Full payment must be made each month-partial payments will be applied to rent due but rent will be considered late (all parties on the lease liable) until full payment is received.
7. A forwarding address must be given to landlord or landlord's agent at the time of move out in order to receive security deposit.
8. Tenants are responsible for keeping rear yards free and clear of any debris (if applicable)
9. All grills and outdoor garden supplies must be removed at the time of move out.
10. Tenant will be responsible if he or she is the cause of any repairs.
11. All personal belongings must be stored in unit and not hallways.
12. Tenant must not remove the fire extinguishers from hallways and replace batteries in smoke detectors.
13. Tenant agrees not to remove, drip pans from stoves and shelves from stove and refrigerators.
14. Hallways and all public areas are non-smoking
15. All booklets pertaining to the appliances must remain in the unit.
16. No water beds are allowed.
17. Landlord will not be responsible for supplying light bulbs except in hallways.
18. No bicycles are permitted in hallways.
19. Utilities must be transferred into tenant's name prior to move in. Landlord is not responsible for the re-connection of the services if turned off for nonpayment. Paid receipts must be furnished every month with rent. Contact Utilities Company Philadelphia Gas Works (215) 235-1000 / Philadelphia Electric Company 1 (800)494-4000 Water Revenue Bureau (215) 686-6880 / Comcast Cable (215)463-1100  
UNDER NO CIRCUMSTANCES WILL TENANTS BE ALLOWED TO HAVE A SATELLITE DISH INSTALLED WITHOUT AUTHORIZATION FROM LANDLORD.

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