



HOMES OF DISTINCTION... AND LOTS OF DREAMS

ARRUDA PROPERTIES, LTD.
ADDENDUM TO RENTAL AGREEMENT

If your application is accepted, a complete contract must be signed. Additional items are covered in this contract and you agree on the following conditions.

FEES:

Application Fee \$10.00; Late Fee \$100.00; Credit Check Fee; \$25.00 Per Adult; 1st Returned Check Fee \$25.00,

INITIAL DEPOSIT:

Before taking occupancy, you will be required to pay a security deposit equal to one months rent. You will also be required to pay the first month's rent in advance. If occupancy is taken after the first of the month, your rent will be pro-rated for the first month. On a pro-rated rent, the monthly rent is divided by 30 days, then multiplied by the number of days you occupy the unit that month.

SECURITY DEPOSIT:

Security Deposit shall be equal to the monthly rent and **is not to be used as last months rent**. The security deposit will be dispersed after final inspection is done and necessary repairs have been paid for.

RENT PAYMENTS:

Rents are due on the 1st day of each month. Rent payments not received in our office by 2:30 p.m. on the 5th day of the month will be considered delinquent. A late charge of \$100.00 or 12% annual interest may be charged for delinquent rent and late charges. If the 5th day falls on a Saturday, Sunday, or Holiday, (defined as a day that banks are closed), the next business day will apply.

Office hours are Monday through Friday, 8:00 am to 4:30 p.m. Office is closed on holidays that the banks are closed. Rents may be paid in person at our office or via mail. Payments mailed must be **RECEIVED** in our office before the grace period ends or the late fee will be applied regardless of the postmark date.

Rents may be paid in cash, check, money order, or personal check. When paying by cash, you **MUST BRING IN THE EXACT AMOUNT** as our office does not carry change. In the case of delinquent rent payments, personal checks will not be accepted. There is a \$25.00 charge for all personal checks returned by your bank. You may be also placed on a "Cash Only" basis.

PETS:

Some owners do not allow pets at the unit, others do. If you have, or plan on having pets, a special addendum must be signed. Please inform our office and a Pet Addendum will be prepared for your signature when the lease is signed.

WATER BEDS:

Absolutely no water beds are allowed.

The applicant authorizes ARRUDA PROPERTIES, LTD. To do a rental reference check on all past and current references named by tenant, criminal background check and to order a credit report as a condition to being considered as a prospective tenant.

APPLICANT

DATE

APPLICANT

DATE