



896 Beacon St., Boston, MA 02215
Ph: 617-266-0403 Fax: 617-266-0455

Lease Addendum

Property Address

1. It is understood that this addendum is incorporated as part of the lease.
2. No pets or water furniture allowed on the premises, unless with written permission from landlord or agent.
3. Lessor and lessee acknowledge that \$_____ shall be used as the first month's rent. \$_____ shall be used as a last month's rent. \$_____ shall be used as a refundable security deposit.
4. I/We have been provided with a copy of the "Tenant Lead Law Notification"
5. No beer keg or "open" parties are allowed at anytime; tenants shall not have any parties of 10 or more people without the consent of the landlord. Tenants will respect their neighbors and keep noise to a reasonable level during night time.
6. Occupancy is limited to the lessees named on front page of this lease. Any additional (or change of) occupants must be qualified and approved in writing by lessor. Rent will be increased by up to \$200 per additional occupant.
7. If the leased premises is a condominium, the tenants agree to abide by all condominium rules and regulations and shall be responsible for paying all fees for violations thereof.
8. Subletting shall not be unreasonably withheld pending application acceptance by the lessor or managing agent in writing. At his own discretion, the lessor may require payment in full of the balance of the lease prior to the approval of the sublease.
9. Lessees must notify Lessor of intention to renew the lease no later than _____. Lessees understand and agree that lessor may begin showing the property for lease on _____.
10. Tenant and landlord understand and agree that Inbound Real Estate is acting in capacity of a dual agent where broker serves both parties.
11. Tenants understand that the realtor fee for introducing and locating the apartment is

- non-refundable and is due upon the signing of the lease.
12. Proper floor coverings must be used to protect and cover hardwood floors.
 13. Lessees agree to allow the lessor or its designated representative entry to the apartment between 9AM and 9PM for any valid purpose (i.e. to show the apartment to prospective tenants or buyers, periodic inspections, maintenance and repairs) with three hours telephone notice and/or without tenants being present.
 14. Termination of the lease: The lessee acknowledges that the lease terminated at 12:00 midnight of the final day of the lease term. Lessee must insure that the apartment is empty and cleaned by this time. There are no exceptions. Upon inspection of the apartment, should the lessor find it an unsatisfactory condition, a professional cleaning service may be hired and the lessee will be charged. Cleaning includes:
 - a. Kitchen:
 - i. Removal of all food items from the refrigerator/freezer and cabinets.
 - ii. Cleaning/defrosting the refrigerator/freezer, and wiping cabinets.
 - iii. Cleaning the dishwasher.
 - iv. Cleaning the oven/stove.
 - b. Bathrooms:
 - i. Cleaning/disinfecting the tub/shower.
 - ii. Cleaning/disinfecting the toilet/sinks.
 - c. Overall:
 - i. Vacuuming, sweeping, mopping of all floors.
 - ii. Removal of trash from the apartment.
 - iii. Removal of all furniture and personal items
 15. After taking occupancy, should the landlord allow the tenants to break the lease early the tenants will be obligated to continue to pay rent until the place has been rented and new tenants start paying rent.
 16. Tenants understand that if a property is "For Sale" it may be shown periodically with prior notice, tenants lease will not be affected upon sale.
 17. Tenants are responsible for trash-removal. No trash shall be left in hallways. Trash or any other personal property must be maintained within the confines of the apartment.
 18. Damage from misuse of garbage disposal or plumbing is Lessees' responsibility. Tenants will be charged for repairs where foreign materials are found.
 19. Lessees agree not to add or change any locks without written permission from landlord. Lessees may be charged up to \$200.00 to replace or remove any new locks added without permission.
 20. A \$50 fee will be charged for any bounced check.
 21. Smoking is not permitted in the apartment or building.

22. Lessees and co-signers acknowledge and agree that any non-payment of rent or non fulfillment of the lease agreement may be reported to all three national credit bureaus.
23. Security deposit may not be used as rent.
24. Lessee agrees to pay all costs including attorney fees should the lessor prevail in any action involving the enforcement of this lease.
25. There is a \$250.00 notice fee expense for each 14 day notice to quit that is necessary.
26. Lessee understands that if the apartment will not be vacant prior to move-in, the apartment may not be delivered cleaned and in good repair and that any such cleaning or work may have to be done after lessee takes occupancy. Lessee further understands that they are renting the apartment in an "as is" condition.
27. Lessee agrees to comply with the City of Boston housing ordinance which states that no more than four full time undergraduate students can occupy one apartment. Lessee certifies that there will not be more than four full time students living in the apartment at any time.
28. Lessees agree to provide completed guarantor forms within 7 days. Guarantors must have sufficient income resources to cover the lease obligation and have no derogatory credit. Should the lessees fail to provide all these forms, the lessor may, at his own discretion, terminate the agreement and rent the property to another party. All deposit moneys may be applied to actual damages sustained by the lessor.
29. Tenants are responsible for insuring their personal belongings. Lessors' insurance does not insure the lessees personal property.
30. The Lessees acknowledge that this agreement is executed as a Massachusetts contract and shall be interpreted, construed, and enforced in accordance with Massachusetts General Law.
31. Rent must be paid with one check.

I/we have read the lease and this addendum and understand it. I/we agree to abide by this contract as it is written, including each clause without exception. Signed:

Lessee: _____

Lessee: _____

Lessor: _____