



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

## Lease Addendum

{Street Address}

{City, State & Zip}

1. It is understood that this addendum is incorporated as part of the lease.
2. No water furniture allowed on the premises.
3. Lessor and lessee acknowledge that \$ 4000.00 shall be used as the first month's rent. \$4000.00 shall be used as a last month's rent. \$4000.00 shall be used as a refundable security deposit. Lessee may not use security deposit as rent.
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 \$300 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. Lessee acknowledges receipt of said rules and regulations.
8. Tenant and landlord understand and agree that Inbound Real Estate is acting in capacity of a dual agent where broker serves both parties.
9. Tenants understand that the Broker Fee for introducing and locating the apartment is non-refundable and is due upon the signing of the lease. Should the Lessee withdraw from taking possession of the property, they will be responsible for the Broker Fee as well as any fees Inbound Real Estate may have collected from the Lessor. Monies on account will be applied to the Broker Fee.
10. Proper floor coverings must be used to protect and cover hardwood floors.
11. Pets are not allowed without written permission from lessor. A surcharge of \$50 (<35lbs) or \$100 (35+ lbs) will be added to rent and pet addendum must be signed.
12. 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 one hour telephone notice and/or without tenants being present.

13. Termination of the lease: The lessee acknowledges that the lease terminates at 12:00 noon of the final day of the lease term. Lessee must ensure 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 items from the fridge/freezer, cabinets, and pantry.
    - ii. Cleaning/defrosting the refrigerator/freezer, cleaning the dishwasher, oven, and stove.
    - iii. A thorough cleaning of all appliances, cabinets, and surfaces.
  - b. Bathrooms:
    - i. Cleaning/disinfecting the tub/shower.
    - ii. Cleaning/disinfecting the toilets and sinks.
  - c. Overall:
    - i. Vacuuming, sweeping, mopping of all floors. Removal of odors and stains from carpeting.
    - ii. Removal of trash from the apartment.
    - iii. Removal of all furniture and personal items
14. Lessee shall be held responsible for costs of repair and painting of all holes or damage to walls due to hanging of artwork, posters, shelving, etc. This includes holes or damage from nails, screws, and hooks. Lessee must use damage-free hanging solutions such as picture hanging strips. Painting by the lessee is expressly prohibited unless agreed upon in writing.
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 unit has been re-rented and new tenants start paying rent. Outgoing tenants may be liable for a lease-break fee of up to one month's rent.
16. Tenants understand that if a property is "For Sale" it may be shown periodically with prior notice. Tenant's lease will not be affected upon sale.
17. Lessee agrees that when the property is on the market for rent, they will make the unit available to be shown on a daily basis. Lessor and/or agents will give as much notice as possible (preferably 24 hours or more) but one hour notice via text, email or voice-mail is sufficient for showings.
18. 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. All trash must be bagged, kept in tightly sealed containers, and placed outside for pick-up. A fine of \$200 will be issued if trash is improperly disposed of.

19. Lessee is responsible for any service calls that arise from Lessee's misuse, including but not limited to: plumbing-related calls for clogged or jammed drains, toilets, and garbage disposals. Lessee agrees to use shower drain filters to prevent clogged shower drains. Tenants will be charged for repairs where foreign materials are found.
20. Lessee agrees to immediately report any running toilet, leaky faucet, or other water leaks. Lessee will be responsible for any abnormally high water bills resulting from failure to report such leaks.
21. The heat must be maintained at 55 (fifty five) degrees from September 15<sup>th</sup> through May 15<sup>th</sup> each year to keep pipes from freezing.
22. 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. Per fire code, no bedroom shall have a lock allowing the door to be locked without a person being in the room.
23. A \$50 fee will be charged for any bounced check.
24. No lessee shall smoke nor permit anyone to smoke anywhere in the apartment, hallways, stairways, foyers, common areas, or facilities. Use of fire escape and roof is restricted and limited to intended purposes only. Any other use is strictly prohibited.
25. 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.
26. There is a \$250.00 fee for each 14 Day Notice to Quit that is necessary. In addition, Lessee is responsible for any constable and/or sheriff service fees. Lessee agrees to pay all costs including attorney fees should the lessor prevail in any action involving the enforcement of this lease.
27. Lessee shall be solely responsible for insuring any of their personal property against the risk of any damage, destruction, or loss resulting from theft, fire, storm, or other hazard. Lessee is encouraged to purchase "Renter's Insurance."
28. 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.
29. 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.
30. 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 their 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.

31. 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.
32. Rent is due on or before the first of the month and must be paid with one check. Multiple checks or partial rent payments will not be accepted.
33. Lessee agrees to reimburse Landlord for any municipal fines assessed to Landlord for Lessee's violation of any municipal ordinance.
34. Lessees must notify Lessor of intention to renew the lease no later than 12/15/17. The lessor is under no obligation to offer a renewal of the lease. Lessees understand that lessor may begin to show the property for lease on 12/15/17 unless a new lease has been signed.
35. Subletting or roommate substitution shall not be unreasonably withheld pending application acceptance by the lessor or managing agent in writing. At their own discretion, the lessor may require payment in full of the balance of the lease prior to the approval of the sublease. In the case of a partial sublease, where not all tenants are moving out, all of the remaining tenants must approve of all new tenants. There is an administrative fee of \$350 per sublessee, roommate substitution, or other change of occupancy. Any monies held by Lessor in escrow will remain and will belong to the original Lessees. It is the responsibility of the Lessee to collect any security deposits or rent pre-payments from the sub-lessee(s). Lessee retains ultimate responsibility for the fulfillment of the terms of the lease. Any administrative fees, deposits and/or back rent must be paid in full prior to any change in the lease.
36. In the situation where existing lessees wish to sign a new lease with new lessees, all new lessees are subject to approval by the Lessor and must complete the standard application and provide a guarantor if required by the Lessor. Inbound Real Estate collects a fee of \$350 per new lessee for all new incoming lessees. Any deposit monies held in escrow (Last Month's Rent, Security Deposit, etc.) remains in place and rolls over to the new lessees. It is the responsibility of the existing lessees to collect the appropriate share of deposits held in escrow from the new lessees and return the appropriate amounts to the old lessees. Any increases in last month's rent or security deposits will be due no later than 30 days after the renewal lease is signed.

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: \_\_\_\_\_ Lessee: \_\_\_\_\_

Lessee: \_\_\_\_\_ Lessee: \_\_\_\_\_ Lessee: \_\_\_\_\_

Lessor: \_\_\_\_\_