

Addendum to Rental Agreement

September 2010

Fee Policy for Villa Los Arboles & Macleod Builders

Item	Fee	Remarks
Pet	\$15/mo	\$200-400 deposit – SORRY NO DOGS!! A pet is ANY animal. Birds, snakes, fish (see aquariums), rabbits, cats, dogs, hamsters, lizards, gerbils, etc. Basically if it is alive and not a person, it is a pet. You MUST have a litter box with a liner inside and accessible for cats. We do not allow pets over 15 lbs.
Guest	\$100+/mo	A guest is anyone not on the lease who stays in the apartment. If there are 10 or more nights where someone stays in the unit, even if not the same person each night, the tenant must pay an additional \$100. The fee is \$100 per person when multiple people are staying.
Extra Parking Space	\$15/mo	Dependent on availability All apartments receive one parking space. An additional parking space is \$15/mo and dependent on VLA management approval/availability.
Shed (if applicable)	\$25-45/mo	
Aquariums		\$200 deposit, Insurance required prior to setting up
Bounced Check	\$45	Must pay by money order for subsequent rent.
Bounced Check (If clears 2 nd time)	\$25	
Wrecked/Unlicensed/Dirty Vehicles	\$25+/mo	May be towed at owner's expense.
Disposal of unwanted items	\$40/each	Refrigerators, couches, chairs, desks, mattresses, exercise equipment, etc.
Repeated Maintenance visits for same problem due to tenant issues	\$35+	
Lost keys, lock changes	\$35	
Extra Transmitter	\$35	Dependent on availability
Legal Documentation	\$50+	This is if you receive a 3-day notice or other items involving a lawyer or legal documentation. All court charges will be charged to you.
Late Fees		Late Fees are a minimum of \$50 or 6% – whichever is <i>greater</i> .
Lock Out Fee	\$25	

Do I need Insurance? We highly recommend, but it is not required, for all tenants to have renters/homeowners insurance and pet insurance (if applicable). However, insurance **is required** for aquariums prior to setting up and copies given to the manager.

When will I receive a rent increase? Rent increases are usually every 6 months, and normally about 5-6% a year. However, the Corporate Office makes all decisions regarding this. All rents are due in full on the 1st of the month and if later than 3 days are subject to a \$50.00 or 6% late fee.

Who replaces the batteries in my transmitter? When your transmitter batteries run out, you are responsible to replace them yourself, just as you are responsible for replacing spent light bulbs in your apartment. If you are physically unable to do so, please arrange this with the manager.