



ADDENDUM TO RENTAL LEASE AGREEMENT #1

This Addendum is to be made part of this Rental Lease Agreement dated _____, by and between (agent/owner) and _____, (tenant) for property located at, _____ (property).

The undersigned agree to the following terms and conditions (review and initial each paragraph)

1. _____ Vehicles on Property:

Listed below are the only vehicles authorized to park in parking stall # _____, carport or garage.

Make/Model _____ Year _____ Color _____ License # _____

Make/Model _____ Year _____ Color _____ License # _____

Parking areas shall not be used for storage unless you have an enclosed garage and must be kept clean and neat at all times. No car repairs allowed on property.

2. _____ No Pets

No pets are allowed in the unit or on the premises unless written authorization from landlord and a pet addendum has been signed as part of this rental agreement.

3. _____ Tenant Responsibility within first five (5) days of Occupancy"

A. **UTILITIES:** If the rental agreement states that you are responsible for specific utilities, you must immediately transfer the utility into your name effective the date of occupancy as stated on the rental agreement.

HAWAIIAN ELECTRIC- 548-7311 GAS COMPANY- 535-3933
BOARD OF WATER SUPPLY – 748-5000

HAWAIIAN TELCOM- 643-3456
OCEANIC CABLEVISION- 625-8100

B. **REGISTRATION:** If there is a Resident Manager on the premises, you are required to register with them upon moving in and complete any tenant information form(s) as needed. You should receive a copy of the House Rules at that time if you did not receive one from us.

C. **INSURANCE:** You are advised to secure your own insurance to protect your personal items. The owner’s insurance policy does not cover the tenant’s personal items. If your property is stolen or destroyed in a fire we are not liable for loss, damage or theft of your personal property.

D. **PHONE NUMBERS:** You must report any changes to your home, cell or business phone numbers within 5 days of the change. Any changes to email addresses should be reported to our office as well.

E. **INVENTORY AND CONDITION FORM:** You must carefully check the Inventory & Condition form that we have provided to you. Any discrepancies shall be reported at the time of the check in with the Property Manager otherwise you will be responsible for any damages after Inventory and Condition form has been signed.

Tenant initials and Date

Landlord initials and Date



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4. _____ ADDITIONAL TERMS AND CONDITIONS:

A. NO OUTSIDE FOOT WEAR shall be worn in unit.

B. APPLIANCES shall not be left running unattended (i.e. washing machine, dishwasher, range /oven). It shall be deemed the tenants responsibility to ensure that the appliances do not overflow thus causing flooding or in the case of the range/oven, cause a fire. The tenant will be held responsible for any damages to the property and other affected properties as well as the cost of the clean-up.

C. CONSERVE electricity by turning off air conditioners, fans and lights when you are out of the unit. Conserve water by letting us know about leaks, dripping faucets, running toilets etc. Turn off water valves to the washing machine when not in use.

D. YARD AREAS, WALKWAYS, LANAIS. If applicable, these areas shall be maintained by the tenants. Lawns are to be mowed and weeded every other week, trees and shrubs trimmed neatly, and the entire yard watered daily. The property shall be kept in a neat and clean condition at all times (interior and exterior) and shall be subject to periodic inspections by landlord. Should the property be deemed to be in an unacceptable condition, we may hire professional cleaners or yard maintenance personnel to bring the property up to acceptable standards and bill you for the expense. "Acceptable standards" shall be determined, at the minimum, the condition of the yard on the date the tenant checked-in.

E. OCCUPANCY shall be limited to only the tenants named on the lease. If unauthorized additional parties are occupying the property you will be assessed \$100 per person per month. The additional party would be subject to submitting an application and qualifying as a tenant and signing on as additional tenant to the existing Rental Lease Agreement. Anyone over 18 must be qualified or they will have to move-out.

F. ACCEPTABLE FORMS OF PAYMENT FOR RENT: Cashier's Check, Money Order or Personal Check.

Payments shall be sent to: Peterson Properties of Hawaii, LLC
99-209 Moanalua Rd #313
Aiea, HI 96701

On-Line payments through PAYLEASE is available at our website at
PPOHI.COM

(LOCATED ON THE HOME PAGE OR PULL DOWN PROPERTY MANAGEMENT TAB)

*****ALL TENANTS USING PAYLEASE ONLINE PAYMENT MUST HAVE THEIR PAYMENT PROCESSED BY THE 1ST DAY OF THE MONTH OTHERWISE YOU WILL BE ASSESSED A 10% LATE CHARGE PER YOUR RENTAL AGREEMENT. ALL PAYMENTS ARE TIME STAMPED*****

G. RENTAL PERIOD: You are responsible to pay rent from the 1st of the month through the last day of each month. If you vacate the property with the required notice provided and you leave prior to the end of the month rents will not be pro-rated.

H. SMOKING is prohibited in all rental units- all units are non-smoking units.

Tenant initials and Date

Landlord initials and Date



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I. CONDEMNATION OR ACTS OF GOD: If for any reason the premises are condemned by a governmental authority or damaged through fire, act of God, nature or accident this lease shall, at Lessor's option cease and shall terminate as of the date of such condemnation, damage or destruction and Lessee hereby waives all claims against Lessor for any damages suffered.

5. _____ DRUGS OR DRUG PARAPHERNALIA:

A. NO ILLEGAL OR ILLICIT DRUGS, PARAPHERNALIA OR ILLEGAL ACTS ARE ALLOWED IN THE UNIT OR ON THE PREMISES

B. AGENT/OWNER HAS THE RIGHT TO ENTER the unit or premises at any time with notice to determine whether tenant is in compliance with subparagraph 5a. A breach of subparagraph 5a by the tenant shall constitute immediate reporting of illegal activities to legal authorities and immediate eviction and termination of the lease agreement. Tenant shall pay all of the Landlord's damages, costs and fees, including reasonable attorney's fees arising out of the Tenants breach of subparagraph 5a.

6. REPAIRS AND MAINTENANCE:

A. REPORTING: You must report any necessary repairs including noticeable defects such as water leaks, termite infestation, wood rot, etc. or you may be responsible for damages caused by such unreported defects.

B. YOU WILL BE LIABLE and must pay for repairs, replacement of items due to your negligence or misuse of any appliances, fixtures, etc., as determined by a qualified repair person.

C. YOU ARE RESPONSIBLE for the following repairs and maintenance items at your expense:

- REPLACEMENT OF BURNED OUT LIGHT BULBS
- REPLACEMENT AND CLEANING OF AIR CONDITIONER AND RANGE HOOD FILTERS
- ANY CLOGGING OF DRAIN LINES AND GARBAGE DISPOSALS (UNLESS CLOG IS DUE TO MAIN LINE BOLCKAGE)- THESE ARE NOT GARBAGE GRINDERS AND ARE NOT CAPABLE OF GRINDING UP OARGE AMOUNTS OF FOOD- NEVER PUT VEGETABLE PEELINGS, PASTA, EGG SHELLS OR ANY OTHER FOOD THAT WILL CAUSE CLOGGING OR JAMMING OF THE DISPOSAL.
- REPAIRS TO OR PAINTING OF WALLS DUE TO YOUR USE OF PINS, SCREWS, NAILS, HOOKS, ADHESIVES, ETC.
- REPAIRS TO WASHER OR DRYER DUE TO OVERLOADING AND/OR FAILURE TO CLEAN LINT SCREENS
- REPAIR OR REPLACEMENT OF DRAPES, VERTICAL OR MINI-BLINDS, WORN OR SOILED FROM BLOWING OUT OF WINDOWS OR DOORS WILL BE THE RESONSIBILITY OF THE TENANT.
- ANY DAMAGE TO SELF-CLEANING OR CONTINUOUS CLEANING OVENS BY THE USE OF IMPROPER CLEANING SOLVENTS
- ANY DAMAGE TO TOILET MECHANISMS DUE TO THE USE OF CHLORINE TABLETS OR OTHER SUCH "WHITENING" PRODUCTS USED IN THE TANK. DO NOT FLUSH "DISPOSABLE" TOILET CLEANING PRODUCTS – THEY WILL CAUSE CLOGS IN THE SEWER SYSTEM.
- TENANT IS RESPONSIBLE FOR HANDLING ANY PEST CONTROL MATTERS INCLUDING PREVENTIVE MAINTENANCE OF THE UNIT
- NO WATER-FILLED FURNITURE IS ALLOWED IN THE UNIT AT ANY TIME

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7. _____ LOCKOUTS, RE-KEYING, SMOKE DETECTORS:

A. LOST KEYS: If you misplace your keys or if you are locked out of the unit during regular business hours, you may call the property manager (office emergency number) to make arrangements on getting a replacement key made. You will be charged a \$50.00 fee for the property manager to make a duplicate key and deliver to your unit. If you are locked out after business hours you may call the property manager and pay a \$75.00 service charge. If you are unable to contact the property manager after hours you must call a locksmith. If a new key was made you must deliver the new key to our office within the next business day.

b. SMOKE DETECTORS have been installed in your unit. If your unit does not have a smoke detector you must contact us immediately to arrange for installation. For your own safety and well-being, it is your responsibility to test and maintain the smoke detector during your occupancy and replace the batteries as necessary.

8. _____ EMERGENCIES:

A. DIAL 911 FOR POLICE, FIRE or MEDICAL EMERGENCIES

B. OTHER EMERGENCIES such as plumbing, electrical, etc. that cannot wait until the next business day, call the office after hours emergency number 808-486-5918. If you are unable to contact the property manager after hours, call an appropriate licensed company for the specific type of emergency as listed in the yellow pages or on the internet. If the repair is deemed not an emergency and could have waited until the next business day, you will be held responsible for the premium and/or overtime charges.

9. _____ RETURNED CHECKS:

A. FOR ALL RETURNED CHECKS- TENANTS WILL BE ASSESSED A \$30.00 RETURNED CHECK FEE PAYABLE TO PETERSON PROPERTIES OF HAWAII, LLC. YOU WILL ALSO BE CHARGED A 10% LATE FEE DUE TO NON-PAYMENT OF RENT. YOU MUST MAKE ALL FUTURE PAYMENTS BY WAY OF MONEY ORDER OR CASHIERS CHECK.

10. _____ TERMINATING OR BREAKING OF THE LEASE

A. A 28 DAY WRITTEN NOTICE IS REQUIRED OF ALL TENANTS INTENDING TO VACATE THEIR PROPERTY AT THE END OF THEIR LEASE. IF YOU ARE MILITARY AND YOU ARE BEING DEPLOYED, YOU MAY END YOUR LEASE WITH NO PENALTIES WITH A 28 DAY NOTICE AND YOUR ORDERS OF DEPLOYMENT.

B. BREAK LEASE – YOU WILL BE CHARGED THE FOLLOWING:

1) Re-rent fee of \$250.00

2) Responsible for the monthly rent due for the rest of the lease term or

3) The rent up to the day we are able to re-rent the unit plus any differences in the rent rate. Whichever is less, plus all costs applicable for the re-renting such as cleaning, repairs, ads, etc.

11. _____ WHEN YOU ARE READY TO MOVE OUT:

A. MANDATORY – CALL PROPERTY MANAGER TO SCHEDULE YOUR CHECK-OUT NO LATER THE 5 DAYS PRIOR TO MOVE OUT DATE. IF YOU CALL AFTER 5 DAYS PRIOR TO MOVE-OUT DATE AND WE CANNOT ACCOMMODATE THE SHORT NOTICE DATE YOU WILL BE CHARGED A DAILY RATE BASED ON YOUR RENTAL LEASE AGREEMENT FOR EACH DAY OVER THE MOVE-OUT DATE UNTIL THE PROPERTY MANAGER CAN PERFORM THE CHECK-OUT.

Tenant initials and Date

Landlord initials and Date



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B. GENERAL CLEANING GUIDE: YOU AGREE TO PREPARE THE UNIT FOR CHECK-OUT INSPECTION BY FOLLOWING THE CLEANING GUIDE IN THE SUGGESTED CHECKLIST FOR VACATING TENANTS.

C. SECURITY DEPOSIT: YOU WILL NOT BE ALLOWED TO USE THE SECURITY DEPOSIT AS THE LAST MONTHS RENT. YOU MUST FURNISH US WITH A FORWARDING ADDRESS AND PHONE NUMBER PRIOR TO YOUR SECURITY DEPOSIT DISBURSEMENT. YOU AGREE THAT THE DEPOSIT REFUND SHALL BE MADE TO ALL PARTIES ON THE LEASE WITH ONE CHECK. ANY AMENDMENTS TO THIS AGREEMENT MUST BE SUBMITTED TO THE PROPERTY MANAGER IN WRITING AND SIGNED BY ALL PARTIES PRIOR TO VACATING THE UNIT.

D. FLOOR CLEANING:

1) CARPETS: The carpets are to be professionally cleaned by a company that is approved by the property manager. Tenant must provide an invoice from the professional carpet cleaning company that cleaned the carpets.

2) VINYL, LINOLEUM AND HARDWOOD FLOORS: All vinyl, linoleum and hardwood floor areas are to be cleaned and waxed upon vacancy. If the flooring is predominantly vinyl, linoleum or wood laminate you are required to have the floor cleaned by a professional floor cleaning company approved by the property manager. Any damages or stains to the flooring (other than what is noted on the initial inventory/condition form) shall be the responsibility of the tenant to either repair or replace.

12. _____ IF THIS PROPERTY IS BEING SOLD:

A. You agree to cooperate with any showings and scheduled open houses.

Tenant Date

Tenant Date

Tenant Date

Tenant Date

Landlord Date