



Property Address _____

LEASE ADDENDUM

1) DROP BOX:

Tenant understands that they may use the night slot/drop box to tender their monthly rent. However, tenant uses it at their own risk. Management does not warrant security on the drop box should the rent be lost, stolen, or otherwise removed by a third party. Tenant agrees to reimburse landlord immediately for the rent that was tendered.

2) SMOKERS:

Tenant agrees that there shall be no smoking of cigarettes, cigars, etc. inside the rental property at any time. Any smoking must be done outside of the rental property. Tenant agrees to pay management a fine of \$_____ for a violation of this provision and further understands that this is grounds for noncompliance of the lease agreement and all possible resulting legal ramifications.

3) SATELLITE DISHES:

Tenant agrees that if tenant elects to install a satellite dish they shall comply with all FCC regulations and any other restrictions that management may prohibit regarding the placement of said satellite dish. Management will not unreasonably prohibit the placement of said satellite dish but will require the tenant to fully comply with all regulations and/or conditions that include but are not limited to no holes being drilled in outside walls, roofs, or windows and balcony railings. Furthermore, no part of the dish or antenna can extend beyond the balcony railing line, which is in the sole exclusive use of the tenant. Tenant further understands that they must obtain insurance naming the landlord as beneficiary and in an amount set by the landlord.

4) ACCESS:

Tenant allows that the property may be shown during the last thirty days of the tenancy to prospective tenants, buyers, or others with a 24-hour phone notice. Tenant acknowledges that it is impractical to give 48 hours written notice during this last thirty-day time period and shall allow access as agreed herein.

5) JURY TRIAL WAIVER:

Tenant and landlord agree that in the event of any litigation including a Special/Forcible Detainer action or civil litigation that the parties waive their rights to a jury and agree that the matter may be heard by a Judge.

6) COLLECTION AGENCY CHARGES:

Tenant agrees that in the event they default in their lease agreement and their account is turned over to a collection agency, they shall pay the costs of the collection agency, an additional forty-percent (40%) or fifty-percent (50%) for legal, in addition to the full amount due the landlord for breach of the lease agreement and a \$200 fee to D.W.P.

7) FIREARM RESTRICTIONS:

Tenant agrees that if they own a firearm, it will not be loaded at any time while on the premises. Furthermore, the firearm must be holstered at all times and can only be in the tenant's vehicle or the tenant's house/condo and not anywhere in the common areas of the rental property.

8) WALK-THROUGH ATTENDANCE:

Tenant may be present at the move-out inspection of the property at the Property Manager's convenience. Request must be made prior to possession being turned over to Desert Wide Properties, Inc. or Owner of the property so an appointment may be scheduled.

9) Tenant acknowledges that if the lease is terminated, all rental concessions were become due and owing and that the tenant will be liable for lease-break fees and all rent due for the remainder of the lease term.

LANDLORD/TENANT ACT:

Tenant may obtain copy of the Landlord/Tenant Act from the Arizona Secretary of State's Office.

_____	_____
Tenant	Date
_____	_____
Tenant	Date
_____	_____
Tenant	Date
_____	_____
Tenant	Date
_____	_____
Property Manager	Date