

Quarterly Maintenance Inspection Addendum



1. ADDENDUM. For mutual and proper consideration, the receipt of which is acknowledged by all of the undersigned parties to this document, this document shall serve as an addendum ("the Addendum") to the residential lease contract (the "Lease") between

_____, **Mobile Home Rentals Inc.**

as **Lessor** (hereinafter referred to as "We" or "Us" or in similar possessive forms) and

Lessee: _____

Lessee: _____

Lessee: _____

Lessee: _____

as Lessee(s) (hereinafter referred to as "You" or in similar possessive forms) for the rental of real property located at a street address of:

Address of Leased Property: _____

2. QUARTERLY INSPECTION: This addendum allows Us to inspect Your home, owned and leased to you by Mobile Home Rentals based on the date provided to you for our quarterly inspection schedule and with proper notice. Inspections will only be completed by the property management team and employees of Mobile Home Rentals.

- You are not required to be present for your inspection.
- You cannot reschedule your inspections for a later date.

3. NOTICE: Written Notice of 24-48 hours will be delivered to your door prior to your home inspection.

4. PURPOSE OF INSPECTION: The purpose of this inspection is to verify that all items listed in the Maintenance Section (10) of the lease are being properly completed. Including but not limited to; HVAC system, smoke detectors, fire extinguishers, blinds, pest control issues, unsafe or unsanitary issues, plumbing, leaks, and any sign of home damage.

5. DAMAGE and RESPONSIBILITY: Any damage or issue found, not deemed normal wear and tear of the unit during this inspection will be addressed by management within a reasonable period of time based upon the severity of the issue. You agree that you will be held financially responsible for repairs for any damage or issue found to be caused by You and not considered normal wear and tear in your home. Charges for repairs (listed in attached document) will be applied to your next billing statement.

5. BREACH OF ADDENDUM. In the event You fail to perform Your obligations under this Addendum, such action and/or inaction shall constitute an immediate and instant default of the Lease and this Addendum. Upon Your default, We may, with or without notice, terminate Your right to possession of the Home without terminating the Lease and/or exercise any other remedy provided by law or described within the Lease. Should We discover that You are in default of the requirements of this Addendum, You agree that you shall permit Us to recover from You any one or more of the following: (i) compensatory damages, (ii) punitive damages, and (iii) Our attorney's fees.

Lessee: _____ Date: _____

Lessee: _____ Date: _____

Lessee: _____ Date: _____

Lessor:

Lessor or its Authorized Agent: _____ Date: _____



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List of Damages and Charges

DESCRIPTION: List of charges for tenant caused damages to home leased from Mobile Home Rentals. This list is not inclusive of excessive damage in which a contractor would need to be acquired to complete the work. The prices on this list are an estimation based on parts and labor for each item. These charges can be applied to a tenant account during the inspection period and after tenant move out.

RESIDENT RESPONSIBLE MAINTENANCE ITEMS: These items are clearly depicted as your responsibility to replace and maintain in Section 10 of your lease agreement. If we find that they are not maintained or if a request for us to address these items is submitted the following charges may apply.

ITEM	COST
HVAC FILTER	\$7 per filter
LIGHT BULB	\$2 per bulb
9 VOLT BATTERY	\$2 per battery

ESTIMATED CHARGES FOR DAMAGE: Estimated charges for damages NOT deemed normal wear and tear.

ITEM	COST
WINDOW BLINDS	\$10 per blind
WINDOW	\$50-\$125
EXTERIOR DOOR	\$200-\$500
INTERIOR DOOR	\$100
DRYWALL REPAIR	\$25 per sqft/ per hole
PAINTING	\$25-\$200 per wall
CLEANING	\$100-\$300 per home.
TRASH OUT	\$100-\$400 per home

OTHER DAMAGES: Other damage to the home including but not limited to flooring, appliances, structural, plumbing, and mold and mildew remediation will be assessed and priced on a case by case basis in reference to the amount of repair needed. If a contractor is required for the repair then the exact amount of the contractor invoice will be billed to the responsible parties account.

You agree that list of charges is fair and accurate.

Lessee: _____ Date: _____

Lessee: _____ Date: _____

Lessee: _____ Date: _____

Lessor:

Lessor or its Authorized Agent: _____ Date: _____