



Anne Arundel County Association of REALTORS®
ADDENDUM TO LEASE AGREEMENT



THIS ADDENDUM dated the \_\_\_ day of \_\_\_, \_\_\_, is an addendum to the Lease dated the \_\_\_ day of \_\_\_, \_\_\_ between \_\_\_, Landlord, and \_\_\_, Tenant, for the Premises known as \_\_\_\_\_.

Whereas, the above cited Lease Agreement is changed and amended to include the following:

1. PETS: The Tenant shall be allowed to keep a pet(s) as described below. The Tenant agrees to arrange for and pay the costs of having the Premises treated for fleas and ticks by a professional exterminator and the carpeting professionally cleaned and neutralized for immediate and lingering pet odors at the termination of occupancy. In the event that follow-up treatments are necessary to fully eliminate any infestation or odors, Tenant agrees to pay the cost of such follow-up treatments. Paid receipts must be provided to the Landlord or Landlord's Agent. The Tenant further agrees to assume all liability for pet's behavior and actions, and to be responsible for compliance with all laws, regulations and ordinances and for any damage caused by said pet(s) including but not limited to odor and damage to carpets, screens, glass, walls, woodwork, yard and shrubs. Size, type and breed of pet(s): \_\_\_\_\_. \$\_\_\_\_\_ has been added to the security deposit for the pet(s). [NOTE: Total Security Deposit, including pet deposit, may not exceed two (2) months rent.]

Initials for PETS paragraph: \_\_\_\_\_

2. FUEL OIL: The Premises uses oil for heat. Tenant understands that Tenant is responsible for the payment of all fuel oil costs, just as if heating was by a public utility such as gas or electric. Immediately upon taking occupancy, regardless of the time of year, Tenant, at Tenant's expense, shall have fuel tank filled to capacity and within thirty (30) days shall reimburse Landlord or Landlord's Agent for fuel oil in the tank at the time Tenant took occupancy (at the same rate per gallon as when Tenant fills the tank). At the end of the Lease, the Landlord shall reimburse or credit the Tenant for the fuel oil remaining in the tank. The capacity of the oil tank is \_\_\_\_\_ gallons. Tenant agrees to use heating oil, and not to use a lower grade of heating oil which may clog the feed lines, burner or furnace. After initial priming of the burner by Landlord, Tenant agrees to pay as additional rent the cost of priming the burner if the tank runs dry, and the cost of repairs due to use of a lower grade heating oil by Tenant. Tenant agrees to purchase a burner service contract from a reputable company to clean the furnace and burner which does not contravene any existing service contract.

Initials for FUEL OIL paragraph: \_\_\_\_\_

3. WELL, SEPTIC, AND WATER CONDITIONING SYSTEM: The Tenant understands that the Premises has a \_\_\_ well, \_\_\_ septic, and/or \_\_\_ water conditioning system, and agrees to exercise due caution in the care of these systems. If a water conditioning system exists, Tenant agrees to properly maintain said system at Tenant's expense according to the instructions provided by the Landlord, Landlord's Agent or water conditioning company. All water conditioning system chemicals and filters shall be the expense of the Tenant. If the system is rented, the cost of the system rental shall be paid by the \_\_\_ Tenant or \_\_\_ Landlord.

Initials for WELL, SEPTIC, AND/OR WATER CONDITIONING SYSTEM paragraph: \_\_\_\_\_

4. COMMUNITY ASSOCIATION CLAUSE: Whereas the Premises is in a Condominium or Homeowners Association, Tenant understands that the right to use and occupy the unit shall be subject and subordinate to the provisions, rules and regulations of said Community Association. Responsibility for payment of the Community Association fee shall be that of \_\_\_ Landlord or \_\_\_ Tenant. Should Landlord have the responsibility for payment of the Community Association fee, Landlord may increase the rent at any time the Community Association fee is increased in an amount equal to the increase in the fee. If Tenant is to pay fee, Tenant is hereby given Notice that payment is currently \$\_\_\_\_\_ per \_\_\_ month \_\_\_ quarter \_\_\_ year and is payable promptly at such times that it is due. Both parties agree that Community Association fees shall be paid promptly regardless of which party is responsible for such payment.

Initials for COMMUNITY ASSOCIATION CLAUSE paragraph: \_\_\_\_\_

5. AGENT DISCLOSURE: \_\_\_ Landlord or \_\_\_ Tenant is a licensed real estate agent in the State of Maryland and hereby makes this disclosure to all other parties to this Lease.

Initials for AGENT DISCLOSURE paragraph: \_\_\_\_\_

This Page Included. Please Initial:
Tenant \_\_\_ / \_\_\_
Landlord \_\_\_ / \_\_\_

