

LEASE ADDENDUM

Date _____

Dear _____:

I'm looking forward to having you as our "house mom" at the _____ Apartments in exchange for free rent. This will be a trial run to see how it works out for both of us. At the end of 90 days, we'll schedule a meeting to review and see how it went. If things are favorable, we will extend the free rent for another 6 months.

The purpose of having a "House Mom" at the (Apartment Name) is:

- To help create and maintain a "home community" atmosphere
- To make help tenants and guest feel safe, comfortable and "at home"
- To have an onsite point person for issues
- To have a first responder onsite, available to contact _____ (the property management company), the owner, the police, utility companies or other relevant contacts

In exchange for free rent (not including electrical), you are to perform the following tasks.

- Make sure the apartment building is always kept clean, inside and out. This is not the fine deeper cleaning done by our regular cleaner, who vacuums, cleans walls, cleans windows, etc. It is making sure no trash (bottles, cans, cigarette butts, cups, papers, etc.) is left outside of the premises or in the hall ways.
- To address or report tenants who are violating rules the building rules or terms of the lease
- Report incidents (to the appropriate person/entity) that are illegal, disturbing, loud, violent, disrupting and otherwise offensive to tenants.
- Help enforce no smoking policy with the tenants and guests inside the building. Multiple warnings/violations of the same person are to be reported.
- Make sure doors are closed at all times and report those who violate this policy.
- Periodically check each floor of the apartment building and the parking lot to make sure there are no problems in these areas.
- You will show vacant apartments to potential tenants as you are available.

I accept and agree to the terms as outlined above in order to receive free rent at The _____ Apartments, (address).

NAME, House Mom Tenant

YOUR NAME, Owner

MANAGER NAME, (Property Management Co.)