



Fence Addendum

Address:

This *Fence Addendum* is attached to and becomes a part of the *Residential Lease of Real Property* on the property referenced above.

The subject property has a fence located thereon. The tenant(s) will use the fence at the tenant's own risk. The landlord will not be held responsible for the injuries sustained by the tenant and/or the tenant's occupants, guests or pets when using the fence, and the tenant will indemnify the landlord for any actions resulting from injuries to tenant and/or tenant's occupants, guests, or pets.

The landlord is responsible for the general maintenance of the fence. The tenant agrees to refrain from attempting to make any repairs or adjustments to the fence without the written permission of the landlord. The tenant must immediately notify the landlord of any repair that the fence may require. The tenant is responsible for the full cost that may be due for repair and/or replacement of the fence that is required as a result of negligence by the tenant, the tenant's occupants, guests, or pets.

The tenant understands that the fence is strictly an amenity and that the use of this amenity is not guaranteed under the terms of the lease. Any interruption or non-availability of the use of the fence will not violate any terms of the lease.

If the tenant violates any part of this Addendum, the tenant will then be in default of the lease. In the event of a default, the landlord may initiate legal proceedings in accordance with local and state regulations to evict or have the tenant removed from the leased premises, as well as seek judgment against the tenant for any monies owed to the landlord as a result of the tenant's default.

The tenant(s) understands and agrees that there is a \$50 per month Fence Premium to be paid on the first of each month with their rental installment.

| Tenant's Name | Amount to be Paid | Signature |
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MONTHLY TOTAL: \$50.00