

**ADDENDUM TO RESIDENTIAL
RENTAL AGREEMENT
NONSTANDARD RENTAL PROVISIONS**

**Responsibility for Yard Care and
Exterior Upkeep
Single Family Homes & Duplexes Only**

Tenant: _____

Address: _____

Tenant: _____

Tenant Shall Be Responsible For The Following Duties:

1. **SNOW & ICE REMOVAL:** Tenant shall be responsible for all snow and ice removal from the municipal sidewalk to the front door and for all sidewalks along the side and back of the property as well as the garage pad. All snow and ice removal shall be completed as soon as possible but in no instance later than 12 hours after snowfall. For both personal safety and preservation of the concrete, it is recommended that Tenant use sodium chloride for all ice control needs. If snow and ice removal is not completed within 12 hours after snowfall, Tenant shall be responsible for the the actual cost for its removal up to \$ _____ for each incident and/or occurrence. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to remove snow and ice in violation of any law or municipal ordinance, then Tenant will also be responsible for repayment of any and all fines or fees.
2. **CUTTING OF GRASS:** Tenant shall be responsible for cutting all grass on the property including the front, back, and side lawns. Tenant shall not allow the grass to grow longer than 6 inches. If Tenant allows the grass to grow longer than 6 inches, Tenant shall be responsible for the the actual cost of cutting the grass up to \$ _____ for each incident and/or occurrence. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to cut the grass in violation of any law or municipal ordinance, then Tenant will also be responsible for repayment of any and all fines or fees.
3. **DISPOSAL OF GARBAGE:** Tenant shall be responsible for following all trash removal laws, ordinances, and/or local guidelines. Tenant shall keep the garbage cart area free of stray trash, litter, and debris and shall realign all garbage carts in a neat and orderly position after the trash has been removed. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to properly dispose of any garbage then Tenant will be responsible for repayment of any and all fines or fees.
4. **DISPOSAL OF RECYCLABLES:** Tenant shall be responsible for the separation of all recyclable materials and depositing them in the appropriate containers as required by law, ordinance, and/or local guidelines. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to properly dispose of recyclables then Tenant will be responsible for repayment of all fines or fees.
5. **REMOVAL OF LITTER/DEBRIS:** Tenant shall be responsible for the collection and removal of all litter or debris that has accumulated on property. This shall include, but is not limited to, removal of all cans, bottles, paper, and small tree branches. From time to time, it may be necessary for Tenant to rake leaves as well. All litter, debris, and yard waste shall be disposed of properly. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to properly remove litter/debris then Tenant will be responsible for repayment of all fines or fees.
6. **SPECIAL PICK-UP OF LARGE ITEMS:** If Tenant has any large items that need to be disposed of Tenant shall contact the local municipality to schedule a special pick-up. Any associated costs for a special pick-up or for Tenant's failure to abide by the applicable law or ordinance, will be the responsibility of the Tenant. If Landlord receives a fine or fee from the local municipality as a result of Tenant's failure to properly dispose of large items then Tenant will be responsible for repayment of all fines or fees.
7. **EXTERIOR LIGHTING:** For the Tenant's protection and safety, all exterior lighting must be equipped with light bulbs and operating at all times. Tenant shall immediately notify Landlord if any bulb has been removed, is broken, or is not operable.
8. **PORCHES:** Tenant shall keep all porches free and clear of debris and snow. Porches shall be cleaned as needed. Cooking grills shall not be stored or used on porch. Tenant shall not store any personal belongings on the porch such as bicycles or indoor furniture.
9. **WINDOWS:** Tenant shall clean all windows, inside and out, at least once per year. Tenant shall immediately notify Landlord if any window is broken or will not lock properly.
10. **DAMAGE TO EXTERIOR:** Tenant shall immediately report to Landlord any damage to any exterior portion of the property, including but not limited to, the roof, siding, windows, or foundation.
11. **PARKING OF VEHICLES:** Tenant shall not park, or allow to be parked, any vehicles on any non-paved surfaces or next to the garage for any reason.
12. **WASHING OF VEHICLES:** Washing of vehicles on the property or adjacent to the property is prohibited.
13. **SWIMMING/WADING POOLS:** Use of swimming or wading pools on the property is prohibited.
14. **WATERING OF GRASS:** During periods of limited rainfall, or if sod or grass seed has recently been laid, Tenant shall be responsible for watering the grass in order to prevent it from dying.
15. **YARD TOOLS:** Tenant is responsible for the purchase and upkeep of any and all tools or materials needed to perform the above duties.

If Tenant fails to perform any of the above required duties, Landlord at its sole discretion, may choose to perform the duties itself or hire someone to complete the duties, and Tenant will be responsible for repayment of any and all associated costs.

Any breach or violation of the aforementioned duties will be considered a material violation of the Residential Rental Agreement and may serve as the basis for eviction.

Date: _____

Tenant Signature

Tenant Signature

When To Use:

This form should **not** be used for any multi-unit apartment buildings. It should only be used for the rental of a single family home and/or a duplex when the Landlord wants the Tenant to be responsible for yard care and exterior up keep.