

Addendum to rental agreement

Prop Address:

Tenant:

A. PET AGREEMENT X _____ X _____

Any TENANT keeping a pet on the premises without prior written approval from ISLAND REALTY GROUP, LLC, shall vacate the premises IMMEDIATELY. In the event ISLAND REALTY GROUP, LLC grants permission for the TENANT to keep a pet at the property, TENANT is required to sign a pet addendum and make it part of the rental agreement. TENANT further agrees to immediately obtain and keep in force at all times an insurance policy covering liability for their pet's actions with coverage amount no less than \$250,000.00 per accident and which names ISLAND REALTY GROUP, LLC. as additionally insured.

B. ILLEGAL DRUG USE AND / OR TRAFFICKING X _____ X _____

TENANTS have been thoroughly advised and agree that ANY trafficking in any illegal drugs anywhere near the premises is grounds for IMMEDIATE TERMINATION OF THE LEASE / RENTAL AGREEMENT. TENANT understands that they will be fully responsible for any penalties that these illegal actions bring about and TENANT agrees to indemnify ISLAND REALTY GROUP, LLC and the owner of the property for any legal costs or damages resulting from these illegal actions. TENANT further understands and agrees that TENANT is responsible for the actions of their guests as to use and / or trafficking of illegal drugs on or near the premises.

C. NO ADDITIONAL PEOPLE LIVING ON PROPERTY X _____ X _____

There shall be no additional people living on the property without written approval from ISLAND REALTY GROUP, LLC. Any TENANT moving additional people without written approval from ISLAND REALTY GROUP, LLC is grounds for IMMEDIATE TERMINATION OF THE LEASE / RENTAL AGREEMENT. Written approval will become part of the rental agreement.

D. CENTRAL AIR CONDITIONING UNITS X _____ X _____

If the rental unit has central A/C, it is the sole responsibility of the TENANT to change the A/C filter monthly. This is critical in order to maintain working order of the A/C. Service calls or damage resulting from not changing the A/C filter will be charged to the tenant.

E. NO SMOKING INSIDE OF HOME X _____ X _____

If TENANT is found smoking inside of unit; grounds for immediate eviction and TENANT will be responsible for smoke smell removal.

F. PARKING ENFORCEMENT X _____ X _____

Parking enforcement and its repercussions were explained during the signing of this lease and its addenda. TENANT understands that if vehicles are towed ISLAND REALTY GROUP, LLC and its staff will not be held responsible for the return of the vehicle.

G. VACATING UPON LEASE EXPIRATION OR TERMINATION X _____ X _____

TENANT is made aware that vacating upon lease expiration or termination requires the unit to be turned back over to landlord in similar condition as when received. Attached to this addendum is a property condition form and vacating instructions. By initialing above tenant and ISLAND REALTY GROUP, LLC are acknowledging full disclosure and receipt of the requirements upon vacating.

H. TRASH PICK UP AND CAN STORAGE X _____ X _____

TENANT is made aware that trash pickup is twice per week and that trash can may only be left out on the night prior to pickup and trash can must be brought in the day of pickup to avoid possible fines from the association management. TENANT understands that tenant will be held responsible for payment of such fines.

I. MILITARY TENANTS X _____ X _____

If TENANT'S military orders require a change of residence to some place off the island for 60 days or more, TENANT may end this Rental agreement by giving LANDLORD written notice 28 days in advance, accompanied by an official copy of TENANT'S orders. The vacate date shall be no earlier than 10 days prior to departure from Hawaii.

J. RECEIVED FULLY EXECUTED COPIES X _____ X _____

By initialing above both ISLAND REALTY GROUP, LLC and TENANT acknowledge that fully executed copies of this agreement have been received by both parties to include, **HOUSE RULES, PROPERTY CONDITION FORM, LEASE, ADDENDA TO RENTAL AGREEMENT**, and **VACATING INSTRUCTIONS**

X _____
Tenant Signature Date

X _____
Agent Date

X _____
Tenant Signature Date

X _____
Principal Broker /Broker in Charge Date