

**LEASE ADDENDUM FOR DRUG-FREE HOUSING**

1. The Tenant, any member of the Tenant’s household, or a guest or other person under the Tenant’s control shall not engage in or facilitate criminal activity on or near the project, including but not limited to, violent criminal activity or drug-related activity.
2. The Tenant or any member of the Tenant’s household shall not permit the dwelling unit to be used for, or to facilitate, criminal activity, including, but not limited to, violent criminal activity or drug-related criminal activity.
3. “Violent criminal activity” means the felonious criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against the person or property of another.
4. “Drug-related criminal activity” means the illegal manufacture, sale, distribution, or use, or possession with intent to manufacture, sell, distribute or use, of a controlled substance **(as defined in section 102 of The Controlled Substance Act 21 U.S.C. 802)**.
5. One or more violations of section 1 or 2 of this Lease Addendum constitutes a substantial violation of the Lease and a material noncompliance with the Lease. Any such violation is grounds for termination of tenancy and eviction from the unit.
6. Proof of violation shall be by a preponderance of evidence, unless otherwise provided by law.
7. In case of any conflict between the provisions of this Lease Addendum and any other provisions of the Lease, the provisions of this Lease Addendum shall govern.
8. This Lease Addendum is incorporated into the Lease between the Landlord and the Tenant,

Dated \_\_\_\_\_.

ATTEST:

WALLACE H. CAMPBELL & CO., INC.  
Agents for Hampton Plaza Ltd. Partnership

\_\_\_\_\_ BY: \_\_\_\_\_

WITNESS:

TENANT:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WALLACE H CAMPBELL & CO., INC.

**SECURITY DEPOSIT POLICY**

We have found that more misunderstandings arise concerning security deposits than any other factor in the tenant-management relations. In order for you to receive your security deposit refund, the apartment must be left in the same condition as when leased.

**Kitchen:**

Defrost and clean refrigerator  
Clean stove inside and out completely  
Clean and wax floor  
Scour sink and fixtures  
Clean cabinets, cabinet doors and trim inside and out  
Remove all grease & dirt from tops and bottoms of cabinets  
Clean window inside (if applicable)  
Clean venetian blinds (if any)

**Living Room:**

Clean closet shelving and floor  
Clean sliding glass door inside and outside (if applicable)  
Clean windows inside  
Clean and shampoo carpet (if applicable)  
Clean wood floors (if applicable)  
Clean venetian blinds (if any)

**Bedroom(s):**

Clean closet shelving and floor  
Clean windows inside  
Clean and shampoo carpet (if applicable)  
Clean wood floors (if applicable)  
Clean venetian blinds (if any)

**Bathroom:**

Scour bathtub, basin and fixtures  
Completely wash tile walls  
Clean medicine cabinet inside and out  
Clean soap trays  
Clean toilet bowl inside and out, and tank  
Wash floors/walls

**Balcony (if applicable):**

Sweep/ vacuum

**General:**

All trash must be removed from apartment  
All vehicles must be removed from property once keys are turned in  
Proper notice given to office  
All keys turned in and apartment secured (windows and doors locked)  
Have no pets without deposit  
Forwarding address left with office  
All rent, parking or additional charges paid in full  
Storage rooms must be cleaned and void of all personal effects

**CHARGES MADE AGAINST SECURITY DEPOSIT**

Clean refrigerator	\$30.00
Clean stove	\$40.00
Damaged countertop	\$20.00 linear ft.
Replacement of kitchen light fixture	\$65.00
Repair/Remove walls of contact paper, mirror tiles, or wallpaper	\$50.00 per wall (minimum)
Replacement of bathroom light fixture	\$45.00
Remove/Repair self-adhering hooks, Deodorizers, cup holders, etc.	\$5.00 each
Replacement of toilet	\$110.00
Replacement of toilet tank cover (only)	\$45.00
Replacement of bathroom sink	\$95.00
Replacement of medicine cabinet doors	\$35.00 (each)
Replacement of vanity	\$150.00
Replacement of locks (unreturned keys)	
Deadbolt	\$30.00
Mailbox	\$15.00
Handle lock	\$30.00
Additional locks placed on entrance doors	\$100.00
Pool passes not returned	\$25.00
Replacement of hall light fixture	\$45.00
Replacement of dining room chandelier	\$70.00
Replacement of light covers/globes	\$20.00
Replacement of light bulbs	\$1.00 (each)
Replacement of fluorescent bulbs	\$5.50 (each)
Replacement of screen-balcony	\$75.00
Replacement of screen-window	\$35.00
Missing/damaged blinds	\$45.00 (each)
Repairing holes in walls	\$20.00 sq. ft (minimum)
Repainting over crayon on walls	\$45.00 per wall
Repainting of walls over colors	\$75.00 per coat/ per room.
Repair/replacement of wooden door frames	\$90.00 (each)
Repair/replacement of doors	\$100.00 (each)
Clean carpet	\$100.00 (minimum)
Remove carpet strips	\$50.00
Carpet stains/burns	\$35.00(minimum)
Replace parquet flooring	\$12.00 per sq. ft.
Sand and refinish floor	\$3.50 per sq. ft.
Removal of trash	\$50.00 (minimum)
Removal of large items (couches etc.)	\$75.00 (minimum)
Excessive cleaning required	\$30.00 per room
Fumigation/extermination	\$100.00

ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

