217 (10/14)

YARD CARE ADDENDUM

DATE: __ __ __

TENANT NAME(S): _____

RENTAL ADDRESS: _____ UNIT# _____

CITY: _____ STATE: _____ ZIP: _____

1. ○ Landlord shall provide basic yard care throughout the year, including mowing, pruning, and leaf removal as needed at Landlord's discretion. All exterior areas of the premises are considered common areas (including, without limitation, any lawns, garden areas, and avenues for ingress to or egress from the same, including driveways and sidewalks) and Landlord and/or Landlord's agents shall be entitled to enter upon said common areas without prior notice to Tenant(s). In addition, Landlord may enter the premises under the exclusive control of the Tenant(s) not including the dwelling unit for the purpose of maintaining the yard without notice to the Tenant(s) at reasonable times and with reasonable frequency.

OR

2. ○ Tenant(s) shall maintain exclusive control over all exterior portions of the premises and shall be solely responsible for all maintenance of lawns, vegetation and landscaping. Tenant(s) shall maintain the yard in substantially the same condition as the yard was at the commencement of the Rental Agreement, including but not limited to weeding, watering and mowing the lawn and any other areas of the yard as necessary to maintain such condition. If this condition is not met landlord may, after notice and an opportunity to cure, hire a landscaping contractor to correct the deficiency at Tenant(s) expense. Tenant(s) agrees to pay such charges in full on demand. If there is a sprinkler system, Tenant(s) agrees to keep the watering schedule as determined by Landlord and in accordance with any local water restrictions.

Other provisions: _____

_____

The following terms and conditions shall apply, regardless of which is checked above:
Tenant(s) shall not damage, destroy, remove, prune, break, or remove any shrubs, plants, trees, lawn or bushes, and/or allow the same to occur. Tenant(s) agrees to pay for any damages caused or allowed by Tenant(s), Tenant(s) guests or invitees.

X_____ X_____ X_____

Landlord/Owner/Agent Date Tenant Date Tenant Date

X_____ X_____

Tenant Date Tenant Date

EQUAL HOUSING OPPORTUNITY

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