

SCHEDULE 'A'

This Addendum is made the _____ day of (mo.) _____, (yr.) _____ and is added to and amends the tenancy agreement by and between _____ (Landlord) and _____ (Tenants) which contract/agreement is dated the _____ day of _____, _____ on the following property:

1. It is understood and agreed by the tenants herein that the only persons who shall be able to reside on the premises on a permanent or semi-permanent basis are those tenants specifically named in the lease herein. In the event there are any additional persons found to be living on the premises on a permanent or semi-permanent basis, then, in that event an additional \$500.00 per each additional person shall be charged per month over and above the total rent amount as set forth herein and all tenants and guarantors shall be jointly and severally liable for any such increased rent as provided herein.
2. It is understood and agreed that the Landlord/lawn maintenance company shall be responsible for the lawn care, landscaping and snow removal on the listed rental premises.
3. Air conditioners are not included under the umbrella of "utilities included". Any air conditioning units that are used will be subject to a monthly fee of \$30/unit to cover utility charges. The same regulation applies to bar fridges or additional freezers at a rate of \$20/month.
4. The Tenant(s) acknowledge that all tenants, visitors or guests will not be permitted to smoke tobacco in any of the rental units or common areas. The no smoking policy states that smoking of any combustible tobacco (cigarettes, pipes, cigars, marijuana, etc) in the rental unit or on the residential property is prohibited. Smoking is considered as 'damage' because the ceilings will need to be repainted and the carpets will need to be shampooed to rid the property of stains and smell. Additionally, insurance costs on a residence with smokers runs at a much higher premium and therefore, the costs will be passed along to the tenants. Insurance costs are higher because of the inherently higher risk of fire and smoke damage to the unit. A total of \$1000 will be added to the total yearly rental costs distributed monthly.
5. Tenants will be aware that a move-in and move-out inspection will be performed to detail the condition of the residence. Upon move-out, the residence is expected to be in the same condition it was upon move-in. In the event that it is not, a fee of \$30/garbage bag will be charged and a cleaning crew will also be hired to re-instate the property to the condition it was upon move-in (which will be recorded in detail). The cleaning fees will be charged to the tenants or the guarantors of the tenants.
6. It is understood and agreed in the lease that unless there is a designated area for garbage storage (garbage bins), the tenants are responsible for garbage removal and placement at the curb for pickup. Under no circumstances should garbage bags be left out and unprotected from animals. If tenants' garbage creates a mess, the tenants are responsible for cleanup. If cleanup does not occur, a fee of \$50/hr will be charged. Any charges levied by The City of London for cleanup are the sole responsibility of the tenant(s).
7. All tenants will be aware of the Schedule of Damage and Cleaning Charges.
8. The Tenant(s) acknowledge that post-dated cheques are not a Landlord requirement. At the Tenants request and for the Tenant's convenience, the Landlord has agreed to accept post-dated cheques.
9. It is understood by the tenants that the rent includes utilities to the maximum amount of \$250/month or \$3000/year. If the tenants should exceed the utility cap given, then the difference is owed to the landlord.
10. It is agreed upon by the Landlord and tenant(s) that this tenancy agreement shall only be renewed or extended if all, existing tenant(s) herein renew. Any renewal from or by some of the tenants on the herein lease shall not be valid.

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The undersigned agree to the conditions set forth in Addendum 1.

In witness whereof the parties hereto have executed these presents, signed sealed and delivered.

Dated At: _____ this _____ day of _____, 20_____.

Landlord/Agent Landlord/Agent (print name)

Witness Signature _____
Tenant 1 – Print name Tenant 1 – Signature

Witness Signature _____
Tenant 2 – Print name Tenant 2 – Signature

Witness Signature _____
Tenant 3 – Print name Tenant 3 – Signature

Witness Signature _____
Tenant 4 – Print name Tenant 4 – Signature

Witness Signature _____
Tenant 5 – Print name Tenant 5 – Signature

