

RULES & REGULATIONS

ADDENDUM _____

Property Address: _____ Slidell LA 70461

Lease Date: _____

1. Change/clean air conditioner and heating filters monthly. If they are clogged, your electric bills will be higher. Any repairs caused by dirty filters will be at your expense.
2. Do not place items in toilets, sinks, or disposal that can cause lines to become clogged. The cost to unclog lines will be at the tenant's expense.
3. No modification or alterations are to be made to the property without prior written consent of Landlord.
4. You are responsible for Lawn Care, Pest Control, and Utilities unless we tell you differently. If we find your lawn not to be in suitable condition, we will issue you a warning. If you do not take care of the problem, then we will have it mowed and the bill will be added to your next month's rent. Also, be careful not to leave toys, bicycles, hanging clothes, and the like in the front of your property. This is an eyesore to your neighbors and community.
5. Vehicle repairs are prohibited in the parking lot/carport/driveway of this residence. You must refrain from keeping any part of, or the whole of an inoperable motor vehicle on the leased premises.
6. You must refrain from using the premises in any fashion inconsistent with quiet neighborhood standards including the keeping of anything unsightly, hazardous or noisy. After proper warning, failure to conform to this policy will be grounds for eviction.
7. Please report any leaks, maintenance repairs or problems at once to your Landlord, Angel Fire Rentals (Charles Sutton , at 504-957-5576 . Should an after hour emergency arise, call 504-957-5576 , identify the call as an "EMERGENCY SITUATION" and give your name, phone numbers, address and nature of the emergency. An emergency is defined as "a situation in which life or property is in danger". If the emergency is a fire or civil disturbance, call the fire department or police first, then place an emergency call to the Landlord. Any repairs reported to anyone other than your Landlord will not be honored.
8. Carpet cleaning during the term of your lease is your responsibility. If damage outside of normal wear and tear is assessed, your Security Deposit will be charged accordingly to cover the carpet cleaning expense.
9. We encourage you to secure Renter's Insurance on your personal belongings. Neither the Landlord, Latter & Blum Property Management, Inc. nor Latter & Blum, Inc. are liable for any damages to your personal property.
10. Replacement of LIGHT BULBS and FLUORESCENT TUBES are the responsibility of the Tenant.
11. Tenant shall not use barbecue grills, smokers or other cooking utensils UNDER the covered area of the patio/garage, as the smoke discolors the painted surface. Tenant will be responsible for repainting/repairing of the structure if such damage occurs.
12. PARKING is to take place on authorized paved areas only. GRASS AREAS are not to be used for parking.
13. NO ALUMINUM FOIL in the windows.
14. Any additions made to the property, by the Tenant, shall become the property of the Landlord, without compensation to the Tenant at the termination of this lease unless otherwise stipulated in a written agreement.

HAZARDOUS WEATHER

The safety of you, our tenant(s), is of the utmost importance. Therefore, in the event of hazardous weather, we advise you to follow all state and local advisories and warning in regard to precautions and evacuation orders. Tune in to your local television or radio station and keep abreast of the weather conditions at all times.

15. **DO NOT TAPE OR BOARD UP ANY PATIOS OR WINDOWS.**
16. You are responsible for taking proper precaution in the event of a freeze warning.
17. **REMOVE ALL ITEMS FROM YOUR PATIOS, BALCONIES, OR ANY PERSONAL BELONGINGS OUTSIDE OF YOUR RESIDENCE.** In the event items are not removed and unforeseen damage occurs, all repairs will be at your expense.
18. **DO NOT LEAVE PETS OF ANY KIND IN YOUR RESIDENCE.** This includes fish, gerbils, dogs, cats, etc. Specialized pet shelters, animal control shelters, veterinary clinics and friends are all potential refuges for your pet during a disaster.
19. Gather a supply of water and non-perishable items as you may be without electricity and water, to include battery-operated radios, flashlights and extra batteries. **DO NOT** include candles, which cause more fires after a disaster than anything else.
20. Landlord is not responsible for any vehicles left on the property.

In the event a mandatory evacuation is ordered, **TENANT IS RESPONSIBLE TO COMPLETELY EMPTY THE REFRIGERATOR, UNPLUG AND LEAVE THE REFRIGERATOR DOOR OPEN.** If you choose to evacuate even though a mandatory order is not given, Tenant is **RESPONSIBLE TO COMPLETELY EMPTY THE REFRIGERATOR, UNPLUG AND LEAVE THE REFRIGERATOR DOOR OPEN.**

 TENANT DATE

 LANDLORD DATE

 TENANT DATE