

**LAWN CARE STANDARDS Addendum
v. 10092019**

THE LEASE AGREEMENT (hereinafter referred to as the "Agreement") dated **[[Current_Date]]**, by and between **[[Rental_Owners_Full_Name]]** ((hereinafter referred to as "Landlord") and **[[Tenants_Full_Name]]** (hereinafter referred to as "Tenant"), or real property located at **[[Property_Address_Line_1]] [[Property_Address_Line_2]] [[Property_City]] [[Property_State]] [[Property_Postal_Code]]**, is hereby amended to include the following terms and conditions:

TENANT LAWN CARE RESPONSIBILITY

We are serious about your responsibility to maintain the appearance of your home for your enjoyment, to maintain residual property value, and the value of the surrounding homes in the neighborhood. Lawn care and landscaping cost thousands of dollars to install and a careless tenant can quickly ruin a lawn by inadequate lawn maintenance.

By renting this home, you are agreeing to take on certain responsibilities and obligations to maintain the lawn (see list below) per the Agreement.

Landlord inspects properties every two weeks. If your lawn is ever determined by the manager/landlord to be in poor condition you will be given a written notice of specific instructions for what is needed to bring your lawn into good condition (mowing, weeding, edging, watering, trash cleaning, etc.). If the correction(s) are not made within **3 days**, the landlord/manager will order a landscape maintenance company to make necessary repairs which you agree to pay by signing this form and the Agreement. After 2 such written notifications and noncompliance by you, the manager/landlord will order regular weekly lawn care and add such care and cost to your monthly rents for the pertaining months. The manager/landlord can also at any time after 2 written notifications of noncompliance terminate the Agreement.

To clarify your responsibility for proper lawn maintenance, you/the tenant agrees to the following:

1. Mow, edge, and prune your lawn. You agree to mow & edge your lawn every 7-14 days in growing months
 - For proper lawn care and strength, never cut more than 30-40% off of the top during a single mowing. Weeding planters, pruning bushes, etc. should be done regularly (3-4 times a year).
2. Keep bushes / shrubs trimmed to the bottom of the windows
3. Water bushes if needed
4. Pick up and clean up your lawn of any trash and debris regularly (once a week minimum).
5. All trash and debris (sticks/lawn clippings/etc.) will be removed and disposed of properly in trash bags placed on the curb or into city provided trash bins.
6. Inspect your air conditioning unit/condenser on the exterior of the home and ensure that it is clear of debris (lawn clippings/leaves).
 - Spray the coils and condenser off (1-2 times a year in the spring and summer).
7. Trash bins cannot be stored in the front of the home.
8. Check gutter downspouts and ensure that they are draining properly away from the home and window-wells. Contact manager/landlord immediately if gutters become clogged.
9. Walks and entrances will be shoveled and maintained during winter months.
10. Only patio and outdoor furniture can be placed around the exterior of the home.

Initials: **[[Adobe_Tenant_Initials]]**

As fall/winter approaches you are responsible to inspect and change or clean furnace filters, and inspect your furnace. Turn off any sprinkler system – this is critical. Disconnect all hoses from hose taps. Leaving them WILL cause the taps and line inside your home to freeze and break.

LANDLORD:

Sign: [[Adobe_Owner_Signatures]]

Print: [[Rental_Owners_Full_Name]]

Date: [[Current_Date]]

TENANTS:

Sign: [[Adobe_Tenant_Signatures]]

Print: [[Tenants_Full_Name]]

Date: [[Current_Date]]

Phone: [[custom_Tenants_Phone_Number]]

Email Address: [[Tenants_Email]]

COSIGNERS:

Sign: [[Adobe_Cosigner_Signatures]]

Print: [[custom_Cosigner_Name]]

Date: [[Current_Date]]

Initials: [[Adobe_Tenant_Initials]]