

Addendum to Rental Agreement

January 2014

Fee Policy for Castaic Lake Apartments

Item	Fee	Remarks
Monthly Late Rent Fee	\$50 or 6% of monthly rent; whichever is greater	Rent is due on the 1st of the month though the Corporate Office allows a 3 day grace period. Rent must be paid by 6pm on the 4th day of each month. If rent is not paid on time, the tenant will be subject to pay \$50 or 6% of their rent (whichever is greater).
Pet	\$15/mo	\$200-400 deposit for pets. Dogs not allowed. A pet is ANY animal. Birds, snakes, fish (see aquariums), rabbits, cats, hamsters, lizards, gerbils, etc. Basically if it is alive and not a person, it is a pet. You MUST have a litter box with a liner inside and accessible for cats. We do not allow pets over 15 lbs.
Guest	\$100+/mo	A guest is anyone not on the lease who stays in the apartment. If there are 10 or more nights where someone stays in the unit, even if it is not the same person each night, the tenant must pay an additional \$100. The fee is \$100 per person when multiple people are staying.
Extra Parking Space	\$15/mo	Dependent on availability All apartments receive one parking space. An additional parking space is \$15/mo and dependent on CLA management approval/availability.
Shed (if applicable)	\$25-45/mo	
Aquariums		\$200 deposit, Insurance required prior to setting up
Bounced Check	\$45	Must pay by money order for subsequent rent.
Bounced Check (If clears 2 nd time)	\$25	
Wrecked/Unlicensed/Dirty Vehicles	\$25+/mo	May be towed at owner's expense.
Disposal of unwanted items	\$40/each	Refrigerators, couches, chairs, desks, mattresses, exercise equipment, etc.
Repeated Maintenance visits for same problem due to tenant issues	\$35+	
Lost keys, lock changes	\$35	
Extra Transmitter	\$35	Dependent on availability
Television Setup (DISH or otherwise) and Construction		Resident acknowledges, agrees and understands that no satellite dish and/or antenna may be installed anywhere on the leased property. In no event will any item be installed by drilling or boring into any part of the leased property, including but not limited to the roof, any part of the stucco walls, the balcony or any balcony railings. At no time is a tenant allowed access to the roof.
Legal Documentation	\$50+	This is if you receive a 3-day notice or other items involving a lawyer or legal documentation. All court charges will be charged to you.
Late Fees		Late Fees are a minimum of \$50 or 6% – whichever is <i>greater</i> (as mentioned above).
Lock Out Fee	\$25	

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Do I need Insurance? We highly recommend, but it is not required, for all tenants to have renters/homeowners insurance and pet insurance (if applicable). However, insurance **is required** for aquariums prior to setting up and copies given to the manager.

When will I receive a rent increase? Rent increases are usually every 6 months, and normally about 5-6% a year. However, the Corporate Office makes all decisions regarding this.

Who replaces the batteries in my transmitter? When your transmitter batteries run out, you are responsible to replace them yourself, just as you are responsible for replacing spent light bulbs in your apartment. If you are physically unable to do so, please arrange this with the manager.

All fees are RETROACTIVE! – This means you pay for all months where you had possession of animals, wrecked vehicles, extra parking, guests, aquariums, etc.

Tenant agrees to have all utilities, Electric and Gas, turned on under their name on the date of occupancy for the term of their occupancy, as described herein:

Numbers to Call for Service

Service	Company	Telephone
Electricity	So. Cal. Edison (if calling from out of CA)	800.990.7788 800.655.4555
Gas	So. Cal. Gas	800.427.2200
Telephone	SBC listed as 31701N Ridge Route Rd	800.310.2355
Cable TV (Sorry, no DISH allowed)	Time Warner	888.255.5789
Local Newspapers	The Signal The Daily News	661.259.1234 800.232.6397
Donations (Free Pick-up)	Rescue Mission	800.417.5678

Water and Trash are paid for by Castaic Lake Apartments

I have received the above Fee Schedule, agree to turn all utilities on in my name and to supply valid phone number(s) that I can be reached at.

Tenant: _____ Date: _____

Tenant: _____

Telephone Number(s): _____

Telephone Number(s): _____

RETURN THIS PAGE WHEN COMPLETED TO MANAGER A.S.A.P.

Agent/landlord: _____ Date: _____