

RUNCO RENTALS/ FCA PROPERTIES  
 1073 Philadelphia Street \* Indiana, PA 15701  
 724.349.0152 \* runcorental@verizon.net

**ADDENDUM TO LEASE SIGNED:**

The following is a list of charges that will be charged to one or all of the tenants residing in your apartment for the school year of 2011-2012. If any of the damages listed below take place while you are a tenant, **RUNCO RENTALS** will demand payment for repair at time of the damage.

**We expect you to take good and reasonable care of your apartment. We will be doing random monthly checks of your apartment during the school year without prior notice.**

If your house has a basement or attic you may not enter through these accesses. If this occurs you will be charged with breaking and entering with the local authorities and there will be an automatic loss of your security deposit and/ or be evicted from the apartment.

**Below is a price listing for damages for the 2011-2012 school year:**

Repair & Paint of Each Wall <i>(Minor Damages)</i>	<b>\$35.00</b>	Garbage Removal <i>(Charged to each student)</i>	<b>\$35.00</b>
Repair & Paint of Each Wall <i>(Major Damages)</i>	<b>\$100.00</b>	Perishable Food Items Removal <i>(Charged to each student)</i>	<b>\$50.00</b>
Paint Only of Each Wall	<b>\$25.00</b>	Perishable Food Items Removal- Refrigerator <i>(Charged to each student)</i>	<b>\$50.00</b>
Touch-Up Paint of Each Wall	<b>\$15.00</b>	Remove Furniture <i>(Left in the apartment after lease is over)</i>	<b>\$150.00</b>
Remove Rug or Debris Outside	<b>\$50.00</b>		
Breaking of Furniture <i>(i.e. bed frames, bunky boards, bed rails, sofa, chairs, tables, cabinets, refrigerator, stove, and any other that may apply.)</i>	<b>Actual Cost + 20%</b>		
Breaking of Windows	<b>Actual Cost + 20%</b>	Burn Holes in Cushion	<b>\$50.00</b>
Burn Holes in Carpeting	<b>\$50.00 per burn</b>	Repair of Doors or Locks	<b>\$100- \$150</b>
Replacement of Carpeting <i>(Plus installation charge)</i>	<b>Actual Cost + 20%</b>	Carpeting/ Upholstery Cleaning	<b>Actual Cost</b>
Replacement and/or Repair of Screen Door	<b>Actual Cost + 20%</b>	Stove Pans	<b>\$50.00 per oven</b>
Replacement of Door (inside or outside)	<b>\$150-\$500</b>	Light Bulbs	<b>Actual Cost</b>
Replacement of Fire Extinguisher or Recharged	<b>Actual Cost</b>	Smoke & Carbon Monoxide Detectors	<b>Actual Cost</b>
Replacement of Mini Blinds	<b>Actual Cost + 20%</b>	*Replacement Batteries for either detectors	<b>Actual Cost</b>

- Professional Carpet/ Upholstery Cleaning are the responsibility of tenants prior to check-out. Runco Rentals will charge the following amounts: Carpets located in Common Areas: \$ 75.00, Heavy soiled area- \$ 25.00extra ( will be divided equally by all tenants residing in leased unit.): Furniture/ Upholstery: \$ 25.00 per unit( will be divided equally by all tenants residing in leased unit.): Any tenant that has carpeting in their bedroom will be charged\$ 25.00. All deductions will be subtracted from your security deposits. \* Tenants will need to provide proof of Professional Carpet/Upholstery Cleaning: copy of a receipt for services of carpet cleaning is required.

**Any damages that occur in all common living spaces will be divided between all tenants.**

Any and all other damages that occurs other than those listed above will be charged accordingly.

**FINANCIAL AID:** If you receive Financial Aid, you are still held by these terms of the certification to pay by the date agreed. These payments are due by 10/01/11 and 12/15/11 or proof of payment to be sent must be supplied to our office. If this does not occur all late fees per your lease will be applied and eviction notice will be given.

If you are responsible for any or all of your utilities these services must be transferred into tenant's name immediately. Consult your signed lease agreement.

My initials indicate I have signed the second page of this addendum and have left said page in my folder that is kept at RUNCO RENTALS' OFFICE. \_\_\_\_\_

**PARENT'S COPY**