Lease Addendum for On-Site Employees

EMPLOYEE NAME: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ POSITION: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

PROPERTY: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ UNIT #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

SECURITY DEPOSIT: $\_\_\_\_\_\_\_\_\_\_\_ PET DEPOSIT: $\_\_\_\_\_\_\_\_\_\_\_ SMOKER’S DEPOSIT: $\_\_\_\_\_\_\_\_\_\_\_\_

A refundable security deposit of $150 for a one-bedroom, $200 for a two-bedroom or $250 for a three-bedroom will be required by an employee prior to initially occupying or transferring to the unit noted above. Additionally, a refundable pet deposit of $300, per applicable pet, and smoker’s deposit of $500 is required at move-in or transfer if any member of the household will be smoking in the apartment home noted above. Smoking is defined by the use of any tobacco product. E-cigarette users will not be required to provide a refundable smoker’s deposit

Resident understands this unit is provided only while employed full-time at **<property name here>**. From the date employment ends at **<property name here>**, resident and occupants have 72 hours to vacate this unit. We may terminate this lease on seventy-two (72) hour notice, in the event that your employment with Quest Asset Management, Inc., is terminated for any reason, including but not limited to dishonesty, misinformation in your employment application, or unsatisfactory work performance. In the event of such lease termination, you will pay holdover rents in the amount of $50.00 per day in advance, beginning one day after you are required to move out. If your employment is terminated, you will no longer have any rights to use the apartment utilities, telephones, equipment or other facilities, and we will have all rights and remedies under this lease, including statutory lockout, landlord lien and utility cutoff as allowed under the lease.

The apartment must be left clean and in the same condition as written on the *Inventory and Condition* form required at move-in. Amounts charged will be derived from the *List of Charges for Repairs Addendum* signed before move-in and deducted from any deposits provided at move-in. If specific invoices for repairs/cleaning exceed the amount of deposits collected at move-in or transfer, then by signing this agreement you are authorizing any apartment damages and/or cleaning expense to be deducted from you final paycheck.

**Failure to put all required utilities in your name, before moving in, is grounds for immediate termination.**

Resident(s) Date of Signing Addendum

Owner or Owner’s Representative Date of Signing Addendum

*You are entitled to a copy of this addendum when it is fully signed. Keep it in a safe place.*

Form Effective 08/26/2022