

**Addenda "A"**

- No smoking
- No drugs – Any evidence of illegal drugs on the property will result in immediate termination of the lease
- Upper portion of house - 1 parking spot in the carport and 1 in the gravel area in front of the deck
- Ohana parking - 1 parking spot in the carport (in front of door) & 1 in the gravel area in front of the deck
- The washer and dryer are for use by both units
- Landlord is not responsible for repair or maintenance of major appliances including “normal wear & tear”, neglect or abuse by tenant. Tenant is responsible for all damage to appliances
- Tenant to pay for their own telephone, cable, internet connect, propane, electric (see below) and hazard insurance for their personal belongings (Propane tanks are provided by landlord for operation of the ohana stove only. Tenant is responsible for filling the tanks as needed)
- Electric will remain in the Landlords name and billed to Tenants monthly:
  - The upper portion of the home is to pay 2/3 of the electric bill, ohana is 1/3rd
  - Tenants payment will be due with the next months rent
  - Tenant agrees to pay additional utility fees for guests staying in excess of 5 days
- Landlord will pay the water not to exceed \$200 per billing cycle (every 2 months).
  - Tenants responsible for overages
  - Any overage will be divided equally between total persons residing on the property for both the upper and lower houses
  - Landlord will invoice tenants when appropriate
  - Tenants payment will be due with the next months rent
- Landlord not responsible for pest management
- Landlord not responsible for Tenants personal items on the premises
- Garbage service is paid for by the Landlord up to one (1) 45 gallon trash receptacle per unit. Tenants must supply their own trash receptacle. Trash pickup is every Saturday morning for the upper unit and every Wednesday for the lower unit. The trash receptacle should be place in the middle of the property down by the street. Any amount of trash that will not fit in the trash receptacle will be the responsibility of the Tenant to remove from the property in a timely fashion.
- Tenants are responsible for maintaining (including battery) the provided smoke detectors
- Landlord Julie Martin holds an active Real Estate Brokers License in the State of Hawaii

**Federal and Local Fair Housing information can be found at:**

<http://www.hud.gov/local/hi/renting/tenantrights.cfm>

**A complete copy of Chapter 521 Residential Landlord-Tenant Code of the Hawaii Revised Statues and the Residential Landlord-Tenant Handbook can be found at:**

[http://www.hawaii.gov/dcca/areas/ocp/landlord\\_tenant/](http://www.hawaii.gov/dcca/areas/ocp/landlord_tenant/)

_____	_____
Tenant	Date
_____	_____
Tenant	Date
_____	_____
Landlord – R. Scott Martin	Date
_____	_____
Landlord – Julie Martin	Date