

## SUMMER ADDENDUM TO ORIGINAL LEASE

\_\_\_\_\_, (herein "Resident" or "Resident(s)") has already  
*Resident(s) name*

signed a lease (herein referred to as "original lease" or "lease" or "the lease"),

dated \_\_\_\_\_ for the unit at \_\_\_\_\_,

Geneseo, New York for the academic year \_\_\_\_\_ to \_\_\_\_\_.

Resident(s) agrees to lease the above unit from

\_\_\_\_\_ to \_\_\_\_\_,

and agrees to pay \_\_\_\_\_, in full, for this time period, prior to taking possession of the unit. Resident agrees that all terms and conditions of the original lease shall be applied to this Addendum and shall be binding on the parties during the Addendum period and also agrees that only Resident(s) herein listed shall have right to occupy premises for the rent stated above. If other persons occupy the premises, additional rents will be required and should Management find any other persons occupying the premises for more than 3 days, Management shall have the right to charge Resident the rentals prices established for this summer period as well as the rates that apply to persons who are not renting from Management during the upcoming academic year.

I also agree to the following terms and conditions:

- The terms of the lease referenced above and its terms and conditions shall be applicable during the time period of this Summer Addendum except for any Summer Addendum conditions that may difference as detailed herein and the rentals rates quoted herein shall be for the Summer Addendum only and the rental rates stated in the lease shall be as stated in the lease for the Academic Year.
- I understand that my unit may not have been cleaned but will be as soon as possible and I agree to this.
- I understand that there may be repairs needed that are not fixed until management or landlord is able and I agree to this.
- I understand that remodeling may occur during the time I occupy the premises and I agree to this.
- I understand that there may be junk or waste or furniture in the premises or outside of it that have not been taken away but will be as soon as possible and I agree to this.
- I understand that bathrooms and kitchens may have been left in a disgusting condition from prior tenants and that they will be cleaned as soon as possible but I accept them in the condition they are left until such cleaning is completed and I agree to this.

- I agree that whatever rent I have paid or owe for the summer term shall be due regardless of the condition of the premises as I agree to all of the points above in full. I shall not be entitled to any reimbursement of rent in whole or in part for any reason.
- I agree that all pro-ration of expenses and rent, if applicable, shall be calculated using the 1<sup>st</sup>, 15<sup>th</sup> and last day of each month. For example: a resident moves out on the 7<sup>th</sup> shall be responsible until the 15<sup>th</sup>. Another example: a resident who moves in on the 3<sup>rd</sup> shall be responsible from the 1<sup>st</sup>. The purpose of this is to save management from having to spend countless hours calculating pro-ration of days for various residents which is time – consuming, especially when there are several residents with different move – in move – out dates in the same unit.
- I agree that if the same group of residents occupies the same unit for two or more consecutive academic years management will not be responsible to clean the unit during the summers.
- I understand and accept that management cannot know when the cleaning of my unit will take place during the summer session(s) and that this cleaning will only occur one (1) time during the summer. Since I am living in this unit during the summer preceding the academic year lease, I, along with any other summer residents, shall be responsible to maintain the state of cleanliness of the unit as delivered to me upon the completion of management’s cleaning. I understand and agree that after management’s cleaning, I shall become responsible for the delivery of the premises in as clean a state as management delivered them to me for the incoming residents on the academic year lease. Any deficiencies as far as cleanliness or operability of the unit which results from my summer residency shall be my responsibility.
- Resident(s) (“R”)/Management (“M”) shall be responsible for:
  - \_\_\_ Electricity
  - \_\_\_ Gas
  - \_\_\_ Water/Sewer
  - \_\_\_ Wireless Internet/Internet
  - \_\_\_ Trash disposal

I have read the above agreement, understand it, and agree to it in full. I hereby set my hand below:

Please print name	Please sign name	Date
Email Address	Phone	

This form must also be signed by an authorized agent of Management to be valid:

Rocco J. Dragani, Manager	Date
High Street Property Management, LLC (“Management”)	