

OTHER SPECIAL TERMS ADDENDUM (RESTRICTIONS)

To Rental Agreement dated SAMPLE

Property Reference: **SAMPLE**
Unit No: **SAMPLE**
Tenant: **SAMPLE**

The following Special Terms are hereby incorporated into that Rental Agreement dated SAMPLE between SAMPLE & (Tenant) and Hawaii Realty Management Corporation (Landlord) for the property located at SAMPLE.

13. **SPECIAL TERMS** (Continued):

Kitchen Area

- ~~Stainless steel surfaces of appliances shall be cleaned regularly (not less than monthly) with a commercial cleaning/polishing product designed for stainless steel surfaces.~~
- ~~Glass range top shall be cleaned with an appropriate range top cleaner/polisher. Any time there is a spill/boil over on the range glass top, it shall be immediately cleaned in an appropriate manner to protect the surface from damage.~~
- Appliances will be maintained, cleaned and serviced as described in the appliance users/owner's manual. This information is available on the internet.
- No cutting on counter surfaces is permitted. A protective board(s) shall be used to protect Corian surfaces.
- No hot utensils, pots, pans, food or any other hot items shall be placed directly on the Corian counter tops.

Plumbing

- Maintenance of plumbing fixtures (shower surround, tub, lavatory, mirror, etc. shall be in accordance to the HRM Policies and Procedures.
- Lint screen MUST be used on washer discharge lines at all times. Lint collected must be disposed of in trash and not down plumbing drains.
- Plumbing drains and drain lines are to be maintained by tenant. The cost to clear plumbing drain lines will be chargeback to tenant. No grease, oil or similar substances shall be disposed, washed, in any manner, be allowed to enter into the plumbing drain lines by tenant. Screen strainers or similar protective devises shall be used in lavatory and shower drains to prevent hair from entering the drain lines.
- No toilet cleaning products that have to be placed in toilet tanks are permitted. Damage to toilet tank parts dues to the use of such products will be the responsibility of tenant. Cost to repair damage cause the use of said products will be charged back to tenant.

Grounds/Common Areas

- Tenant shall not, at any time, store personal property on the common areas of the premises.
- Tenant may not add any plants to the property.
- The yard area surrounding the unit and the storage/utility shed is to be kept clean and maintained by tenant. Failure to maintain these areas will result in a violation notice. Continued failure to maintain these areas may result in Landlord hiring a yard maintenance service the costs of which will be charged back to tenant.

General Provisions

- No holes are allowed in the walls.

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- No pets are permitted. This includes “visiting” pets.
- No subleasing/subletting permitted.
- Smoking is not permitted within the rental property. In the case of apartments & multifamily units and single family residents (SFR), “rental property” includes the common areas and the grounds thereof.

Miscellaneous Provisions/Property Specific Provisions

- ~~Coin laundry washer and dryer shall not be operated after 8PM and not before 8AM.~~
- ~~Tenant’s occupying ground floor units shall keep the planter area adjacent to their unit cleared.~~
- ~~No parking on the premises is permitted. Violations will result in the immediate towing of the vehicle without notice to violator.~~
- Visitor parking on the premises is not permitted.
- No storage of tenant’s property is permitted outside of the rental unit. In the case of apartments & multifamily units and single family residents (SFR), “rental property” includes the common areas and the grounds thereof.
- Bulky items must be placed out in strict accordance with the rules established by the City and County of Honolulu.
- No alterations are to be made to the rental property without the prior written approval by Landlord or Landlord’s agent.
- Bar-b-queuing is not permitted on the premises.

TENANT SIGNATURES:

Print Tenant’s Name	Signature of Tenant	Date
SAMPLE		SAMPLE
		SAMPLE

LANDLORD/MANAGING AGENT SIGNATURE AND INFORMATION:

Name (print):	Signature:	
Address:		Steven M. Costello
Telephone:	Emergency Phone #:	(808) 941-2948

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