

# OTHER SPECIAL TERMS ADDENDUM

To Rental Agreement dated XX/XX/XXXX/

Between SAMPLE & SAMPLE (Tenant) and Hawaii Realty Management Corporation (Landlord) for the property located at 555 W Hind Drive #2, Honolulu, HI 96821.

### 13. SPECIAL TERMS (Continued):

- Tenant urged to purchase and maintain in force at all times during the rental of the property, a renters' insurance policy covering all of your property located in/on the premises with minimum liability coverage of \$300,000. Tenant shall provide landlord with a Certificate of Insurance as proof of coverage and landlord shall be notified within 10-days by insurance provider if policy is cancelled for any reason.
- No pets are permitted. This includes "visiting" pets.
- No subleasing/subletting permitted.
- Appliances shall be operated and maintained in accordance with Manufacturer instructions. Damage caused by not following instructions will not be considered normal wear and tear.
- No cutting on the counter surfaces is permitted. A protective board(s) or similar device shall be used to protect the counter surfaces.
- No hot utensils, pots, pans, food or any other hot items shall be placed directly on the counter tops.
- Maintenance of plumbing fixtures (shower surround, tub, lavatory, mirror, etc. shall be in accordance with the HRM Policies and Procedures.
- 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.
- No visitor parking on premises allowed.
- No bar-b-que fires (charcoal, gas, etc.) allowed on grounds.
- No outside storage allowed.
- Trash to be placed out for collection the evening immediately prior to the collection day.
- Lint screen must be used on washer discharge line at all times. Lint collected must be disposed of in trash and not down plumbing drains.
- No overnight guest allowed without prior written approval by Landlord. Additional rent may be charged if overnight guest is permitted by Landlord.
- Lint filter **MUST** be used on dryer and lint filter basket must be kept in place. Filter must be cleaned after each laundry cycle.

#### TENANT SIGNATURES:

Print Tenant's Name	Signature of Tenant	Date
SAMPLE		XX/XX/XXXX
SAMPLE		XX/XX/XXXX

#### LANDLORD/MANAGING AGENT SIGNATURE AND INFORMATION:

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

TENANT'S INITIALS & DATE

LANDLORD'S INITIALS & DATE