

OTHER SPECIAL TERMS ADDENDUM (RESTRICTIONS)

To Rental Agreement dated XX/XX/XXXX

Property Reference: IR0102
Unit No: 01
Tenant: SAMPLE

The following Special Terms are hereby incorporated into that Rental Agreement dated XX/XX/XXXX between SAMPLE & SAMPLE (Tenant) and Hawaii Realty Management Corporation (Landlord) for the property located at 546 W Hind Drive, Honolulu, HI 96821.

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

Kitchen Area

- Range top shall be cleaned with an appropriate range top cleaner/polisher. Any time there is a spill/boil over on the range top, it shall be immediately cleaned in an appropriate manner to protect the surface from damage. Also the area beneath the range coils must be kept clean at all times.
- 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 surfaces.
- No hot utensils, pots, pans, food or any other hot items shall be placed directly on the 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 devices 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 due 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 is to be kept clean and maintained by tenant. Tenant is responsible to water lawn areas regularly. Failure to maintain these areas will result in a violation notice.
- Yard service is provided by landlord on a monthly basis.

General Provisions

- No holes are allowed in the walls.
- Laminate flooring is not to wet mopped. Water will damage the flooring. Flooring manufacturer recommends the use of "Flip Mop" for cleaning the laminate flooring.

1/4/18

TENANT'S INITIALS & DATE



1/4/18

LANDLORD'S INITIALS & DATE



- Pets are not permitted. This includes “visiting” pets.
- Subleasing/subletting is not permitted.
- Smoking is not permitted within the rental unit.

Miscellaneous Provisions/Property Specific Provisions

- No parking on the lawn areas.
- 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-queing is permitted only if a standard commercial grill is used. Use of an “imu”, lechon pit or similar method of cooking is not permitted on the premises.

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 |

1/4/18

TENANT'S INITIALS & DATE

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