



# Place Properties

## COMMUNITY ADDENDUM

This Community Addendum (this “Addendum”) is made and entered into as of the same date as the Housing Contract (the “Contract”) to which this Addendum is attached by and between Owner and Resident named therein. The terms of this Addendum shall be in addition to the terms of the Contract as if the terms of this Addendum were written into the Contract.

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|---|--|
| All installments and fees made payable to   | Lakeside Place<br>1300 Old Highway 12<br>Starkville, MS 39759    |
| NON-REFUNDABLE APPLICATION FEE  | \$50   |
| NON-REFUNDABLE ADMINISTRATION FEE<br>• Renewals are not required to pay fees twice  | \$200  |
| COMMENCEMENT DATE – RENEWALS  | August 1, 2010   |
| COMMENCEMENT DATE – NEW RESIDENTS   | August 14, 2010  |
| EXPIRATION DATE FOR 12 MONTH CONTRACT   | July 31, 2011  |
| EXPIRATION DATE FOR 10 MONTH CONTRACT   | May 31, 2011   |
| EXPIRATION DATE FOR 5 MONTH CONTRACT  | December 31, 2010  |
| SHORT TERM PREMIUM<br>• Housing Contracts for less than 12 months are offered on a limited availability at specific communities. The additional fee will be added to the monthly installment of Rent. Contact your Community office for more information and regarding your specific move in day. | <b>\$65/month for 10 month</b><br><b>\$100/month for 5 month</b> |
| INITIAL LATE CHARGE<br>• Charged on the fourth (4 <sup>th</sup> ) day of the month if Rent is not paid by the third (3 <sup>rd</sup> ) day of the month. Rent is delinquent until Rent is paid in full.   | \$35   |
| DAILY LATE CHARGE<br>• Charged per day beginning on the fifth (5 <sup>th</sup> ) day of the month for a maximum of \$150. Rent is delinquent until Rent is paid in full.  | \$10   |
| RETURN CHECK CHARGE FOR EACH RETURNED CHECK   | \$45   |
| ASSIGNMENT FEE<br>• To be paid by Resident or Assigned Resident or both   | \$150  |
| PET FEE (NON-REFUNDABLE)  | \$250  |
| PET RENT  | \$25/month   |
| TRANSFER FEE from Exclusive Space to another exclusive space within the same Unit   | \$150  |
| TRANSFER FEE from Exclusive Space to another exclusive space in a different unit  | \$150  |
| UTILITY CONNECTION FEE (ONE TIME CHARGE FOR NEW RESIDENTS)  | \$25   |
| PROCESSING FEE (ALL BILLS OVER \$5)   | \$3.50 per month   |
| In the event utilities are included in the Rent, the following “Threshold Amount” has been allocated for each service. If Resident exceeds the allotted Threshold Amount (s), Resident will be charged and required to pay the overage amount:  |  |
| Electricity   | \$25   |
| Water   | N/A  |
| Sewer   | N/A  |
| Trash   | N/A  |
| Pest Control  | N/A  |
| Telephone   | N/A  |
| Cable TV  | N/A  |
| Internet  | N/A  |
| Gas   | N/A  |
| HOLDOVER DAILY FEE<br>In an amount of the existing monthly installment of Rent.   | 200% of monthly rent   |

**DEFAULT BY RESIDENT:**

Owner’s rights shall include, but shall not be limited to, terminating Resident’s right to occupy the Premises or terminating this Contract, at Owner’s sole discretion, and regain possession of the Premises in the manner provided by applicable law. It is understood that in the event Owner terminates a Roommate’s right to occupy the Premises, it shall be a default under this Contract by Resident for such Roommate to occupy the Premises. In addition, in the event of Resident’s default, Resident shall be liable for and shall pay: (i) a reletting fee equal to 85% of one months’ Rent to offset the costs of reletting the Premises; (ii) all monthly Rent and other charges which are payable during the remainder of the term of this Contract, which shall be accelerated automatically without notice and shall be immediately due and delinquent; and (iii) any other sums that may be due pursuant to the Contract or applicable law. Resident acknowledges that the reletting fee is not a cancellation fee or a buyout fee. The reletting fee is liquidated amount covering only Owner’s damages associated with Owner’s time, effort and expense in finding and processing another resident to occupy the Unit and Premises. Such damages are uncertain and difficult to ascertain.

**HOLDOVER:**

In the event that a New Housing Contract is not executed, and Resident has not vacated the Premises on or before the Expiration Date of the Term of this Contract, Resident shall automatically and immediately become a holdover resident pursuant to applicable law and Owner shall be entitled to recover from Resident holdover rent in advance on a daily basis in an amount listed above and all rent for the full term of any Housing Contract already signed for the next succeeding term.

**ABANDONMENT:**

In the event Resident abandons or surrenders the Premises in accordance with applicable law, Owner shall be entitled to pursue any and all rights and remedies under this Contract and applicable law.

**CONFLICT:**

In the event of any conflict between the terms of this Community Addendum and the Housing Contract, the terms of this Community Addendum shall control.

The terms of this Addendum are agreed to and accepted by:

**OWNER:**

Signature: \_\_\_\_\_

Name Printed: \_\_\_\_\_

**RESIDENT:**

Signature: \_\_\_\_\_

Name Printed: \_\_\_\_\_