

**TALMADGE CANYON PARK  
ADDENDUM TO LEASE/RENTAL AGREEMENT**

**1. OCCUPANCY AND USE**

- a. Resident is responsible for his/her guests while on the premises, in common areas and parking areas.
- b. **Resident and guests shall park in designated parking only. Guest parking is available for Residents and guests on a short term basis, not to exceed 24 hours.** Office parking is available from 6:00 p.m. to 8:00 a.m. In the event Resident or guests park in the roadway, landscape, red zones or other resident parking, or use a guest space more than 24 hours for storage of trailers, boats, etc., the vehicle may be towed without notice at vehicle owner's expense. Resident agrees to inform guests of the appropriate parking. **Garages are to be used for parking; nothing may be stored in the garage that will prevent two automobiles from utilizing the garage.**
- c. In the event that Resident is locked out of his/her apartment after office hours, a lockout fee of \$5.00 will be charged. Lockouts after 10:00 p.m. will be charged \$10.00. Owner will not let guests of Residents or any occupants into the premises without written authorization from Resident.
- d. Owner or his agents will not give out information regarding Resident's location, phone number etc., without written authorization from Resident. Owner and his agents will cooperate with all government agencies.
- e. Lost keys are \$20.00. Residents are advised to duplicate mail keys to avoid these charges. Do not change bedroom door knobs. If you require locking or key door handles, Owner will charge set charge per door.
- f. Residents and guests are to abide by the posted 10 M.P.H. speed limit of the property. Non-compliance will be considered a violation of the Lease/Rental Agreement.
- g. In the event that the City of San Diego decides it is necessary to impose graduated payment for water usage, Resident agrees that (s)he will be liable for payment of any water used by his/her unit beyond that which is determined to be the allotted amount for this type of unit. Owner will notify Resident of such metering and charges before implementation.
- h. In the event that Resident and/ or guests cause a plumbing stoppage, Resident will be required to check out a plunger from the rental office, or pay to have stoppage cleared. Resident agrees to avoid excessive use of paper goods and/or disposal of excessive quantities of refuse in facilities that would contribute to toilet stoppages or floods.
- i. Town home trash pick up is Friday. All garbage must be properly stored in garbage cans or sealed trash bags. **Garbage may be placed out on the curb no earlier than 6:00 p.m. Thursday and garbage cans brought in no later than Saturday. Trash is not to be stored on the exterior of the unit/building.**
- j. Trash and garbage in the 2 bedroom units is to be placed inside the dumpsters provided; lids should be kept closed. Boxes need to be broken down before disposal. Trash is not to be stored on the exterior of the unit or building.
- k. Railings, ledges or accessible roof areas must not be used for sitting, standing, hanging clothes, etc. Unsightly items must be kept out of sight. Trash, clothing, discards, towels, etc., shall not be hung, placed or stored outside any window, on any ledge, patio, balcony or walkway.
- l. Resident(s) while moving into or vacating the premises, will not disturb other Residents, and will move during the hours of 8:00 a.m. and 10:00 p.m. ONLY.
- m. Drip pans must be used on the driveways. Clean up of an oil leak on a driveway will be billed to that unit.
- n. The unit must be kept clean, sanitary and free from objectionable odors.
- o. No littering of papers, cigarette butts or trash is allowed. Resident shall assist management in keeping the outside and common areas clean.
- p. No trash, gasoline or other materials may be accumulated which will cause a hazard or be in violation of any health, fire or safety ordinance or regulation.
- q. All doors must be locked and appliances turned off in the absence of the Resident.
- r. When leaving for an extended period, resident shall notify management how long the resident will be away.
- s. Smoking in bed is prohibited.
- t. In the event Resident has one or more additional telephone lines installed into the apartment/unit, Resident agrees to incur all cost necessary to restore the telephone service to its original condition of one universal line active at all outlets throughout the premises. Resident needs to notify Management if (s)he chooses a provider other than SBC.
- u. In the event Resident uses a barbecue, it must be used at least eight (8) feet from any structure.
- v. Children on the premises must be supervised by an adult at all times.

**2. PAYMENT**

- a. Resident may submit all payments through the Rental Office drop box, located at 4850 Talmadge Park Row, San Diego, CA 92115. Payments may be dropped off at any time of day, 24 hours a day, 7 days a week, for your convenience.
- b. **Rent must be paid in one check per month.** Cash cannot be accepted. Each Resident and co-signer is individually liable for the full rent, late fees, damages, etc.
- c. In the event Resident bounces a check, we will allow 24 hours to replace the check in a cashier's check of money order with only the \$30 returned check charge. After that time, the additional appropriate late fees will be charged, according to the Lease/Rental Agreement. If any unit bounces any two checks to Owner, checks will no longer be accepted from that unit. Future payments will be accepted in cashier's check or money order only.
- d. If Resident violates the terms of Lease, defaults, or if tenancy is terminated, the amount of rental discount(s) received must be reimbursed to Owner.
- e. As required by law, you are hereby notified that a negative credit report reflecting on your credit may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.

**3. TERMINATION**

- a. When the premises are returned to the Owner's possession, the Security Deposit will be returned to all Residents named on the Lease/Rental Agreement, less monies owed for turnover costs, unpaid rent, late charges, etc. Unless all Residents notify Owner in writing otherwise, the Security Deposit will be returned in one check, payable to all Residents named on the Lease/Rental Agreement. There will be a \$40.00 charge for any additional checks requested by Residents.

