

Scott Properties of the Midlands & Charleston

The Property Management & Home Rental Experts

Addendum to Lease – Tenant Amenity Package

The following addendum is attached to and made a part of the Lease executed on: _____ Between Company, **Scott Properties of the Midlands & Charleston** and Tenant(s),

WHEREAS, Scott Properties and Tenant fully intend to be bound by this Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the Manager and Tenant agree as follows:

Tenant Amenity Package is defined as follows:

- 1. Utility and Maintenance Reduction Program (HVAC Filters):** HVAC filter(s) will be delivered to your front door step every **90 days** under the Second Nature Utility and Maintenance Reduction Program. Tenant shall properly install the filter(s) that is provided within two (2) days of receipt. Tenant hereby acknowledges that the filter(s) will be dated and subject to inspection by Landlord upon reasonable notice to verify replacement has been made timely. Non-compliance could result in a 30 day notice to vacate. Tenant's failure to properly and timely replace the filter(s) is a breach of this agreement and Manager shall be entitled to exercise all rights and remedies it has against Tenant and Tenant shall be liable to Landlord for all damages to the property or HVAC system caused by Tenant's neglect or misuse.
- 2. Utility Concierge Service:** Citizen Home Solutions is a third party service coordinator that will start your utility services including water, electricity, gas and internet/cable/satellite service on your behalf. They will call you soon after you sign your lease. It is your responsibility to ensure all utilities are in your name at the start of the Lease. If you do not hear from Citizen Home Solutions in a time that suits you, feel free to call them to set up an appointment at 1-877-528-3824.
- 3. Renters Insurance Policy:** Renters Insurance is not optional and all tenants who rent a property with Scott Properties must have a valid / current renters insurance policy. If you already have a Renters Insurance Policy in place, you will need to provide Scott Properties with proof of coverage prior to your move in date. If you don't have a current renters insurance policy, the execution of the Renters Insurance Policy will be handled by Larry Hutto – State Farm. Upon execution of this addendum, a representative from Larry Hutto – State Farm will contact you to set up your Renters Insurance Policy. The binding of all Renters Insurance policies will be done on the 1st day of each month. For information on Larry Hutto – State Farm please visit their website at <https://www.larryhutto.net/>.

4. **24 Hour Call Center / Online Maintenance Request:** You can call to speak with a representative or submit a maintenance request online through your portal 24 / 7. In the Midlands you can call us at (803) 951-0702, Ext 3 and in the Charleston area you can call us at (843) 972-9008, Ext 3.
5. **Multiple Payment Options:** Pay online through your portal on the Scott Properties website for FREE with a bank account. You can also pay your rent at select Walmart locations and no processing fees will be charged.
6. **Tenant Portal (Free online Rent Payments & MORE):** Access all your leasing documents, account balances, account ledger, payment history, submit rent payment and more 24 / 7. **NOTE:** There will be a \$1.00 processing fee charged to you for all checks, cashier's checks and money orders.
7. **Equifax, TransUnion & Experian Rent Bureau Reporting:** Help build your credit and rental history through automated reporting on time rent payments.
8. **One Time Waiver of Late Fee:** Life can get hectic sometimes and a small oversight financially can cause big problems. We understand things happen so we will waive one NSF for the entire tenancy not including the move in funds.
9. **Virtual Move In –** This self move-in process will prevent us from getting in your way at move-in time. When you arrive at the property on your move-in day you can move-in immediately without having to wait for us to complete the move-in evaluation. Tenants have found this process to be convenient and efficient.

Value of Tenant Amenity Package - \$30.00

 Tenant

 Tenant

 Tenant

 Tenant

 Scott W. Wallace
 Scott Properties of the Midlands & Charleston
Team@ScottRentsHomes.com
 (803) 951-0702 Ext 4 – Midlands
 (843) 972-9008 Ext 4 – Charleston