



VIRGINIA ASSOCIATION OF REALTORS®
DAMAGE ADDENDUM



(This is a legally binding contract; if not understood, seek competent advice before signing.)

This Addendum to the Lease Agreement by and between _____,
LANDLORD, and _____, TENANT(S) and _____
Agent for LANDLORD, dated _____.

The Lease Agreement, as written, is all inclusive and binding to the LANDLORD and the TENANT(S), with the exception of the following amendments and/or revisions:

1. Except for normal wear and tear, the following specific deductions or damages shall be charge against TENANT(S):

(a) Excessive or abnormal touch-up of patch holes caused by nails or hanging lamps: \$ _____

(b) Appliances left excessively dirty or in bad condition:

Stove:	\$ _____	Refrigerator:	\$ _____
Oven:	\$ _____	Microwave:	\$ _____
Washer:	\$ _____	Other:	\$ _____
Dryer:	\$ _____		

(c) Repainting of parts of the Premises:

Dining Room:	\$ _____	Kitchen:	\$ _____
Living Room:	\$ _____	Bath:	\$ _____
Bedroom, Each:	\$ _____	Halls:	\$ _____
	\$ _____		

(d) Repainting of entire Premises:

1-Bedroom Unit:	\$ _____	4-Bedroom Unit:	\$ _____
2-Bedroom Unit:	\$ _____	5-Bedroom Unit:	\$ _____
3-Bedroom Unit:	\$ _____		

(e) In the event that wall paper must be removed, TENANT(S) will be charged for the cost of repairing and repainting the wall, including the drywall, if necessary, on a time and material basis.

(f) In the event that the drywall is damaged through removal of tape applied by TENANT(S), TENANT(S) will be charged for painting the area or room as deemed necessary by LANDLORD.

(g) Unreturned keys: Premises: \$ _____ Mailbox: \$ _____

(h) Damaged carpeting or vinyl flooring:

Burn holes: \$ _____ Cost per square yard of replacing carpeting or flooring: \$ _____

(i) Damaged or lost curtain rods and/or window treatment:

Living Room:	\$ _____	Other Rooms:	\$ _____
Extra Large:	\$ _____		

(j) Excessive or unusual repair maintenance time (not covered above) will be charged at the rate of: \$ _____

(k) Repairs and maintenance of property grounds resulting from negligent or willful acts of TENANT(S) will be charged at the rate of \$ _____

(l) Repairs and maintenance of the exterior of premises resulting from negligent or willful acts of TENANTS(S), will be charged at the rate of \$ _____

2. TENANT(S) agree(s) that if TENANT(S) vacate the Premises prior to expiration of the Lease Agreement, thereby breaking the Lease Agreement, TENANT(S) will deliver up and surrender said Premises to the LANDLORD in as good condition as when received less reasonable wear and tear, and reimburse LANDLORD for performing such work as may be necessary and charging TENANT(S) per the above schedule, or at the actual costs of the materials and repairs, if there is a variance between the tentative schedule established herein and the actual bills for such materials and repairs.

IN WITNESS WHEREOF, LANDLORD and TENANT(S) have executed this Addendum on the dates reflected below:

LANDLORD (or duly authorized agent)

DATED:

_____(SEAL)

_____(SEAL)

TENANT(S)

_____(SEAL)

_____(SEAL)

COPYRIGHT©1991 by the VIRGINIA ASSOCIATION OF REALTORS®. All rights reserved. This form may be used only by members in good standing with the VIRGINIA ASSOCIATION OF REALTORS®. The reproduction of this form, in whole or in part, or the use of the name "VIRGINIA ASSOCIATION OF REALTORS®", in connection with any other form, is prohibited without prior written consent from the VIRGINIA ASSOCIATION OF REALTORS®.