



PROPERTY ADDENDUM

Owners Name(s) _____

For the property located at: _____

Legal Description: _____

RPM to pay HOA: YES NO HOA Amount: _____

HOA Contact Info: _____

RPM to pay mortgage: YES NO

**If RPM is to pay mortgage; we must have one full month's mortgage payment in addition to the reserve in the account.*

Mortgage Info: _____

Desired Rent Amount: _____ Desired Lease Terms: _____

Operating reserve amount for this property (\$300 min per door) \$ _____

Keys given to manager: House _____ Garage _____

Property INFORMATION Beds, Baths, SqFt:

Type: Single Family Townhome Condo Multiplex Patio Home Apartment

Garages: _____ Attached/Detached Garage code: _____

Security System: Yes No Code: _____

Heating Type: _____ Location of filter: _____

Cooling Type: _____

ADDITIONAL INFORMATION:

Pets Allowed:

Dogs: Yes No Small only

Cats: Yes No

Utilities: Tenant Pays All: Yes No If no, owner pay: Gas Electric Water/Sewer Trash

Electrical Provider: _____

Gas Provider: _____

Water/Sewer Provider: _____

Trash Provider: _____

OTHER: _____

Snow removal: Manager Tenant Yard Responsibility: Manager Tenant HOA

Under Ground Sprinklers: Manager Owner/HOA Mowing: Manager Tenant HOA

Furnace Filter: Tenant Manager *Manager can do quarterly at Owner's Expense

Manager – subject to additional charges to owners on these services

Appliances

Range/Oven: Yes No → Gas Electric Refrigerator: Yes No Microwave: Yes No

Garbage Disposal: Yes No Washing Machine: Yes No Dryer: Yes No

STATUTORY DISCLOSURES:

METHAMPHETAMINE: if the Property in inhabitable real property, the Owner represents to the best of Owner's knowledge that the Property ___has___has not been used as a clandestine Methamphetamine drug lab. If the Property has been used as a clandestine Methamphetamine drug lab, Owner(s) agrees to execute the Montana Association of REALTORS® "Methamphetamine Disclosure Notice" and provide any documents or other information that may be required under Montana law concerning the use of the Property as a clandestine Methamphetamine drug lab.

LEAD-BASED PAINT: If any dwelling on the Property was built before the year 1978, Owner(s) ___has___has no knowledge of lead-based paint and/or lead-based paint hazards on the Property. If Owner(s) has knowledge of lead-based paint and/or lead-based paint hazards on the Property, Owner(s) agrees to provide all pertinent reports and records concerning that knowledge. Owner(s) acknowledges that the Manager has advised Owner(s) of Owner's obligation to make lead-based paint disclosures and Manager's obligation to ensure that Owner(s) satisfies this obligation.

MOLD: If the Property is inhabitable Property as defined in the Montana Mold Disclosure Act, Owner(s) represents to the best of Owner's knowledge that the Property ___has___has not been tested for mold and that the Property ___has___has not received mitigation or treatment for mold. If the Property has been tested for mold or has received mitigation or treatment for mold, Owner(s) agrees to provide any documents or other information that may be required under Montana law concerning such testing, treatment or mitigation.

Owners are adding this property to the Agreement to Manage Property we have one file. All terms from this agreement remain valid and apply towards this new property.

Owner's Signature Date

Owner's Signature Date

Manager's Signature Date