

CARPET REPLACEMENT ADDENDUM

This Carpet Replacement Addendum is entered into by Lakeridge Townhomes (Owner) and Resident residing in Unit _____, Bedroom _____.

Resident(s) agrees to be responsible for the full cost to replace the carpet in the unit and bedroom designated above. If Unit Common area carpet should need replacing, Resident will share the cost of replacement in equal amounts with other residing Resident's sharing the Common Area.

The cost of carpet replacement for this floor plan will be determined at move out and subject to current market rates by vendor. At move-out, if the carpet must be replaced due to pet damage, the assessed cost to Resident(s) will be actual cost to replace the carpet charged by the contractor to the Apartment(s) and any other charges that may result from a pet.

In the event that Resident does not pay such sum within ten (10) days of being notified that such sum is due, either through a security deposit disposition notice or otherwise, Owner shall be entitled to pursue any and all rights and remedies provided for in the Lease to collect such sum from Resident including, but not limited to, filing suit to recover such sum or reporting such sum as being due to the appropriate credit reporting agencies.

Resident Signature _____

Date _____