

PROPERTY SAFETY ADDENDUM

Tenants Name(s): _____

Property Name: _____ Unit Number# _____

Address: _____ City _____ St _____ Zip _____

Landlord/Agent _____

The Property Safety Addendum shall supersede the Rental Agreement. This shall constitute an addendum to the existing Rental Agreement entered into by the parties above. Where the terms and conditions of the Safety Addendum may vary or contradict the terms of the Rental Agreement this addendum shall supersede the Rental Agreement.

Residential Rental properties have an obvious variety of risks and hazards, and the Landlord and Tenant expressly acknowledge that in this agreement. Within the Landlord Tenant Act the Landlord has certain responsibilities but with that there are certain responsibilities that the Tenant must take personal measures to avoid injury and or loss to both themselves and their guest and family. Therefore, except as otherwise prohibited by the RLTA, the Tenant will be responsible for the safety, health and welfare of themselves, and for all other occupants and guest. The tenant agrees to use all such facilities as their own risk.

Different areas of the property each have their risk but with that some are carry more than others. The following have increased risk and the Tenant shall take extra precaution in regards to avoid injury:

Pools, Spas, and Saunas:

Tenants should be in good health and condition, otherwise if there is an existing condition they should not use the swimming pool or spa, and sauna. NO children under the age of 14 will be permitted to use the pools, spas, and sauna without adult supervision. All other State laws shall also be followed.

Recreation areas and Exercise Equipment:

Tenants shall obey all posted rules and instruction on the use of each apparatus on or near the equipment. Tenant will use the area only for the intended purposes and not damage or risk damage to others or the equipment due to not using the equipment properly. Tenant will immediately report to landlord and damaged exercise, fitness or play equipment.

Driveways and Parking Lots and Dumpsters:

The Tenant understands the need to remain cautious around all parking lots and driveways and to comply with all rules and regulations posted in the area or mandated by the landlord. Landlord and Tenant understand that many individuals may drive skateboards, scooters, bicycles, and other vehicles in or around the parking lots, and that these can carry a higher risk of injury or potentially worse a fatality.

Dumpsters also have a high risk of injury for various reasons and Tenant understands the need to be careful not only of the physical attribute of the risk but of the chemical risk too. Therefore tenant and guest will not play or loiter around the dumpsters or trash compacters. Tenant will be cautious of any activity that would cause the dumpster to spin, tip, roll and or open and close that could otherwise cause injury.

Decks, Balconies, Stairways, Roofs, Trees, and Fences:

Tenants will not climb, repel, hang down from any decks balconies, roofs , trees or fences. Tenants will report any damaged decks, balconies, stairways, railings, roofs, trees and or fences immediately. Tenants will not toss objects off any of the above areas and will not throw from anything off the same. Tenants will keep all decks, balconies stairways clear of debris and clutter.

Electrical Appliances:

Electrical outlets and appliances are to be used for only the intended purpose they were meant for. Tenants shall not modify any electrical wiring on the property without the consent of the Landlord. The Tenant shall also not overload any outlet by plugging in more than the regulated amount of appliances into one outlet. All appliances shall only be used as they were intended to be used for. IE: all cooking appliances are only to be used for cooking etc.

This constitutes the Property Safety Agreement and Landlord and Tenant agree to the above Terms and Conditions:

Tenant (Signed): _____ *Date:* _____

Landlord (Signed) _____ *Date:* _____