

**FOUR STAR**



**Real Estate, Inc.**

**1212 Barataria Ave.  
Houma, Louisiana 70363**



**Phone: (985) 851-1600 / Fax: (985) 851-1603**

**Addendum to Application / Lease Agreement**

**Note: Once Security Deposit is Accepted,**

**It is not refundable if Applicant does not lease Unit**

**ALL TENANTS / NEW APPLICANTS AGREE TO THE FOLLOWING RULES & RESPONSIBILITIES DURING OCCUPANCY:**

1. To keep all units in a clean and habitable condition and accept the premises as being the same upon occupancy.
2. No pets allowed.
3. Not to paint or alter the dwelling without first obtaining permission from manager. (This includes wallpaper and borders.
4. To allow manager to inspect the dwelling or show it to perspective tenants at any reasonable time.
5. To allow entrance for maintenance purposes as needed. It is understood maintenance personnel and management will retain a key for each unit.
6. Maintenance personnel/manager may gain entrance as needed to inspect smoke alarm, fire extinguisher, change A/C filters and admit pest control company. (Currently 3<sup>rd</sup> Friday of each month – East Houma and 4<sup>th</sup> Friday of each month – West Houma) on a monthly basis.
7. To keep area surrounding individual unit free of trash and debris at all times.
8. To pay for repairs and all damages (During occupancy & upon vacating) including drain stoppages; broken windows; missing screens, Smoke alarms, fire extinguishers, Etc.
9. Any reported or suspicion of use, abuse, distribution, etc. of illegal drugs will be cause for **IMMEDIATE** notice to vacate premises. Security deposit and any rent paid will be forfeited.
10. Repeated Complaints of foul language, loud music, or other disturbances of other tenants within a complex will result in a notice to vacated being issued. Security deposit and any rent paid will be forfeited.
11. Parents are responsible for the action of their children at all times. This includes playing in Laundry rooms and with laundry equipment.
12. Rent may be paid by Cash, Check or money order. If you pay by check or money order. Please make it payable to Four Star Real Estate, Inc. Our mailing address is: 1212 Baratara Ave. Houma LA 70360. It must be postmarked no later than the fifth day of the month to avoid a late fee being charged.
13. You deposit is refundable within 30 days from departure as long as the following conditions are met:
  - a. Lease is within 30 days from expiration.
  - b. Premises is left clean, deductions will be made for cleaning.
  - c. No damages other than normal wear and tear. Deductions will be made to cover all cost of repairs.
  - d. All keys are returned.
  - e. Thirty (30) days written notice of intent to vacate has been given.
  - f. All rent is paid in full.
  - g. Premises are totally vacated & termination agreement has been signed.
  - h. You must furnish a forwarding address prior to vacating.
  - i. Termination inspection form will be completed on walk through with tenant after unit is vacant. This form will be signed by Tenant(s) if present and manager. It will then be mailed to owners who have the final authority on return of security deposits.
14. Should it be necessary to file a notice to quit, tenant must pay all rent, late fee and eviction fee prior to reinstatement of lease. No money will be accepted once a rule to court has been filed.
15. Tenant agrees that if payments are not made according to the lease agreement and should it be necessary to place your account with an agency for collecting, tenants agree to pay a collection fee of 50% of the amount owed at the time of placement. In addition, tenant(s) also agree to pay all court costs and attorney fees at the rate of 33.0% or \$75.00, whichever is greater, on any balances due and owing.
16. Tenants are responsible to insure their personal property if so desired. Our insurance does not cover loss in case of Flood, Fire, etc.

The above terms and conditions are for the benefit of all Residents. For Repairs call 851-1602 and ask for Teresa Domangue. If the office is not open, please leave a message.

Property Manager  
Agent for Owners

Date

Tenant(s)

Date

(Rev. 11/2007 – Apts.)