



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 Owner Name, The Grandin Agency, Landlord, and Tenant Name

The Grandin Agency, Agent for Landlord, dated _____, Tenant and as Property Address, ,

The Lease Agreement, as written, is all inclusive and binding to the Landlord and the Tenant, 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 charged against Tenant for any damages to the Dwelling Unit or the Premises:

(a) Excessive or abnormal repairs of holes caused by nails or hanging lamps: **\$ \$30 per occurence**
 Comments: _____

(b) Appliances left dirty or in bad condition:

Stove: \$ 30.00 _____	Refrigerator: \$ 30.00 _____
Oven: \$ TBD _____	Microwave: \$ TBD _____
Washer: \$ TBD _____	Other: \$ TBD _____
Dryer: \$ TBD _____	Other: \$ TBD _____

Comments: _____

(c) Repainting of parts of the Dwelling Unit or Premises:

Dining Room: \$ 150.00 _____	Kitchen: \$ 150.00 _____
Living Room: \$ TBD _____	Bath: \$ TBD _____
Bedroom, Each: \$ 100.00 _____	Halls: \$ TBD _____
Other: \$ TBD _____	

Comments: _____

(d) Repainting of entire Dwelling Unit or Premises:

1-Bedroom Unit: \$ TBD _____	4-Bedroom Unit: \$ 1,700.00 _____
2-Bedroom Unit: \$ 1,100.00 _____	5-Bedroom Unit: \$ TBD _____
3-Bedroom Unit: \$ 1,400.00 _____	Other: \$ TBD _____

Comments: _____

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

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

(g) Unreturned keys:

Dwelling Unit: \$ 25.00 _____	Mailbox: \$ 25.00 _____
Other: \$ TBD _____	Other: \$ TBD _____

Comments: _____

(h) Damaged carpeting or vinyl flooring:

Burn holes: \$ TBD _____	
Cost per square yard of replacing carpeting or flooring: \$ 30.00 _____	

Comments: _____

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

Living Room: \$ TBD

Other Rooms: \$ TBD

Extra Large: \$ TBD

Other Rooms: \$ TBD

Comments: **Broken blind \$35.00 per window.**

(j) Repairs and maintenance for the Dwelling Unit or the Premises (not covered above) will be charged at the rate of: \$ **35.00** per hour, plus costs of materials.

Comments: _____

2. Tenant hereby agrees to surrender possession of the Dwelling Unit to the Landlord in as good condition as the commencement date of the Lease Agreement, less reasonable wear and tear, and reimburse Landlord for any repairs or maintenance that may be necessary in accordance with the schedule set out in this Damage Addendum, or at the actual costs of the materials and repairs, if the actual costs are greater than the amounts set out herein.

3. OTHER PROVISIONS: **Lawn care: TBD. Exterior damage: TBD.**

IN WITNESS WHEREOF, Landlord and Tenant have executed this Damage Addendum on the dates reflected below:

LANDLORD (or duly authorized agent)

_____/_____/_____ Name	_____/_____/_____ Date	_____/_____/_____ Name	_____/_____/_____ Date
The Grandin Agency			

TENANT(S)

_____/_____/_____ Name	_____/_____/_____ Date	_____/_____/_____ Name	_____/_____/_____ Date
Tenant Name			

_____/_____/_____ Name	_____/_____/_____ Date	_____/_____/_____ Name	_____/_____/_____ Date
----------------------------------	----------------------------------	----------------------------------	----------------------------------

COPYRIGHT©2014 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®.