

STUDENT ADDENDUM

Walter Williams Property Management (WWPM) has a long and successful history of working with student-tenants (Tenant) in placing them in our St. Augustine rental properties. We believe in treating all student-tenants as responsible adults.

We realize this may be the first legal document you sign as an adult and this may be the first time living on your own. As such, we want to stress to you, your responsibilities under the terms of your lease. First, you should read the lease thoroughly so you understand what is required of you during your occupancy. This is a legal document as required by the State of Florida.

There are responsibilities, that if not followed, could lead to serious damages to your personal possessions and the owner's property. This could lead to expensive claims against you.

COMPLIANCE ISSUES - The following are NOT allowed:

- Loud Music or Behavior
- Late Night (after 10PM) disturbance
- Disrespect for neighbors
- Overnight guests without notifying the Owner's Agent. Overnight guests will be permitted in moderation. Failure to notify the Owner's Agent will result in immediate termination of the lease
- Leaving trash or unsightly items outside and not in proper containers
- Parking scooters or autos on landscape

TERMINATIONS: In the event of a violation by any one of the Tenants occupying the premises or their guests of any provision of this Lease, the Owner reserves the right to terminate the Lease, in which case all rents will be retained by the Owner. Owner may evict one Tenant or all of the Tenants for a violation of the lease at Owner's discretion. A violation of the Rules and Lease Stipulations is a material breach of this lease. **IN THE EVENT THE OWNER NEEDS TO EVICT ANY TENANT(S) OCCUPYING THE PREMISES. THE TENANT(S) HEREBY WAIVES OR GIVES UP THE RIGHT TO ANY EJECTION NOTICE, AND AGREES TO VACATE IMMEDIATELY UPON WRITTEN NOTICE TO VACATE.**

CRIMINAL ACTIVITY: ANY CRIMINAL ACTIVITY COMMITTED BY A TENANT OR BY ANY MEMBER OF THE TENANT'S HOUSEHOLD OR ANY GUEST OR OTHER PERSON UNDER THAT TENANT'S CONTROL OR IS A DANGER TO THE PREMISES IN ANY DRUG RELATED CRIMINAL ACTIVITY ON OR NEAR THE PREMISES BY THE TENANT OR ANY MEMEBER OF THE TENANT'S HOUSEHOLD OR ANY GUEST OR OTHER PERSON IN THE TENANT'S CONTRAL SHALL BE GROUNDS FOR IMMEDIATE TERMINATION OF THE LEASE. VIOLATION OF THE PROVISION SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF THE LEASE. A SINGLE VIOLATION OF ANY OF THE PROVISIONS IN THIS LEASE SHALL BE DEEMED A SERIOUS VIOLATION AND A MATERIAL AND IRREPARABLE NON-COMPLIANCE. IT IS UNDERSTOOD THAT A SINGLE VIOLATION SHALL BE GOOD CAUSE FOR IMMEDIATE LEASE TERMINATION WHERE THE TENANT(S) HEREBY WAIVES OR GIVES UP THE RIGHT TO ANY EJECTION NOTICE, AND AGREES TO VACATE IMMEDIATELY UPON WRITTEN NOTICE TO VACATE.

Flagler College has a mechanism in place to handle misconduct by their students residing off campus.

Any misconduct including drinking parties, off-hours noise, discarding of trash (mounds of cigarette butts included), and general disregard for property, neighbors, and/or fellow occupants can and will be reported by telephone or in writing to Mr. Daniel Stewart, Dean of Student Services, Flagler College.

Should a case of extremely bad conduct be encountered, observed, or heard, a call will be made to the St. Augustine Police Department or St. Johns County Sheriff office first, having them take control of the situation, including recording the incident. Then, a follow-up call and/or written notice will be made to the Dean.

The President of Flagler College, suggests using this reporting mechanism is the proper way to handle rental issues involving Flagler Students.

We have been very fortunate in that over the years, for the thousands of students we help find a home, we have only had a few incidences where this process was necessary.

A formal eviction will be recorded and could affect your credit, tenant history in background checks and future employment possibilities.

GUARANTORS: You may be having a parent sign as a Guarantor for your lease. The Guarantor agrees to be financially responsible for you, the tenant, during the lease term, whether paying full/partial rent or as a financial guaranty in the event you, the tenant, cannot maintain your financial commitment.

While we appreciate the role of the Guarantor, it is imperative to understand that we must direct all communication to you, the tenant occupying the property. Simply, this means, any notices, correspondence, including maintenance or lease renewal or termination communiqué will be done directly between WWPM and you.

While we may, at our discretion, answer questions or concerns with a Guarantor, we are not obliged to do so. Keeping direct contact with you, the tenant, limits any redundancy, miscommunication, or confusion among the parties. Of course, this excludes any emergency situation.

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We appreciate you choosing our rental property and we hope you enjoy your stay. As the property manager for the owner, we want to provide the best possible service to you. Please feel free to ask any questions you may have concerning your rights and obligations under the terms of this lease. -- Walter Williams Property Management Team