APARTMENT CONDITION AND CLEANING ADDENDUM TO LEASE

ADDRESS:_____, MADISON, WI

Tenant shall keep area in and around the Premises in clean, habitable condition, and in good repair, normal wear and tear excepted. At the end of the lease term Tenant shall submit apartment to inspection. Tenant agrees to:

Bathrooms -Sinks, tubs and toilets must be cleaned and de-limed. Mirrors, walls, and exhaust fan/vents must be cleaned. Dust/clean shelves, cabinets, heat registers, etc.. Floors swept and mopped.

Bedrooms, hallways/stairways and living rooms -Shelves, walls, tables, heat register, etc. must be cleaned and dusted. Floors swept and mopped.

Carpets - Vacuum carpets and they must be shampooed at the end of lease term if dirty above and beyond normal wear and tear. Receipt for cleaning and shampooing of carpets must be presented on or before checking out of Premise.

Kitchens - Ovens, microwaves and stoves must be cleaned and degreased. Fans/filters for stove must be cleaned and degreased. Refrigerators must be defrosted and cleaned. (Do not use metal objects to remove ice from the freezer). Walls and floors must be cleaned (includes underneath refrigerators and stoves). Dust/clean shelves, heat registers, etc.. Wipe down counters, under sinks and cupboards. Floors swept and mopped.

1212 Spring Only
(please initial)
_____

Shared bathroom/kitchen area:
Tenant is responsible for keeping kitchen and bathroom area clean and picked up on daily basis. Failure to do so will result in a $25.00 per hour cleaning fee assessed to Tenant and/or eviction from Premise for breach of contract as outlined in Residential Lease Agreement.

Tenant has read the above Apartment Condition and Cleaning Addendum to Lease and understands the above list is not all inclusive and may vary from Premise to Premise. It is the Tenant's ultimate responsibility to have the Premises clean and in good condition at the end of the lease term. Any costs associated with cleaning or re-cleaning the Premises at the end of the lease term will result in a deduction from Tenant's security deposit.

Unless Tenant takes "early check-in" of Premise, Landlord will make reasonable and good faith efforts to deliver the Premise in clean condition before occupancy by Tenant. Landlord reserves the right to deliver Premise in clean condition within 72 hours of occupancy. In all circumstances Landlord will have the sole discretion to determine what constitutes clean condition of Premise.

I have read, received a copy of, and understand the above.

Landlord/Agent Signature	Date	Tenant Signature	Date
Tenant Signature	Date	Tenant Signature	Date
Tenant Signature	Date	Tenant Signature	Date