

Lawn Care Addendum

Tenant agrees to maintain all exterior lawn and common areas of the rented premises located at _____ City _____.

Tenant - Lawn care Responsibility:

The landlord/manager is serious about maintaining the appearance of your home for your enjoyment, his value and for the neighborhoods' value. Yard care and landscaping costs thousands of dollars to install and yet a careless tenant can quickly ruin a yard by inadequate yard maintenance.

Where you have chosen to rent a home you have agreed to take on certain responsibilities and obligations in maintaining the yard (see list below). Per your Rental Contract

If your yard is ever determined (by the manager/landlord) to be in "poor condition" you will be given a written notice of specific instructions of what is needed to bring your yard into "good condition" (mowed, weed, edged, watered, trash cleaned, etc). If the correction(s) are not made within those 3 days the manager will order a landscape maintenance company to make the necessary repairs which you agree to pay direct per the Rental Contract. After 2 such written notifications and non compliance by you, the manager/landlord will order regular weekly yard care add such care to you monthly rents for the pertaining months.

To clarify your responsibility in proper yard maintenance you/the tenant agrees to the following:

1. Only patio and outdoor furniture can be placed around the exterior of the home.
2. All trash and debris will be removed and disposed of properly. Trash cans cannot be stored in the front of the home
3. Walks and entrances will be shoveled and maintained during winter months.
4. Fertilize/weed control of your lawn. Without such your lawn will struggle, never turn a green and cost you more water/money than in fertilizer. You should fertilize 2 to 3 times a year (April, June & August).
5. Turn on sprinkler system & test/adjust/maintain sprinklers lines and heads and any repairs or replacements beginning in April. Also remember to change timer battery. Adjust Sprinkler timer's start time and watering time to conserve water and maximize you lawn's health and looks by water every other day and in mornings or evenings. (planters & orbital sprays need 30 to 35 minutes and rainbird sprays 45 to 50 minutes every other day)
6. Pick up and clean up your yard of any trash & debris regularly (2 to 3 times a week minimum)
7. Mow, edge & prune your yard. You should mow & edge lawns every 7 to 10 days. For proper lawn care and strength you never cut more than 30% to

40% at a time. Weeding planters, pruning of bushes, etc. should be done regularly (3 to 4 times during the summer).

8. Inspect your air conditioning unit/condenser on the exterior of your home that it is clear of debris. Spray the coils and condenser off (1 to 2 times a year – spring and summer)

9. Check gutters, downspouts and drainage of such away from home and window-wells.

10. Aerate the lawn regularly. This is not necessary but highly recommended as soil compaction is one of the largest causes of weed problems. Aerating loosens your soil, allowing air, water, and nutrients to reach the roots of your grass.

As Fall/Winter approaches you will need to **Change or clean furnace filter(s)**, and inspect your furnace - **turn off sprinkler system**. This is critical otherwise your system will freeze and break causing thousands of dollars in damage. **Disconnect all hoses** from your hose taps. Leaving them connected WILL cause the taps and line inside your home to freeze and break!

If you have any questions or problems with your yard or sprinkling system please contact your Rental Manager right away.

Tenant	Date
Tenant	Date
Landlord	Date