



Professional Financial Investors, Inc.

PAINT AND CLEANING CHARGE AGREEMENT

This addendum is hereby made a part of and incorporated as part of a certain "Agreement to Rent or Lease" Dated _____ for Apartment # _____

PAINTING AGREEMENT

Tenants agree to be responsible for the following painting charges if they vacate the apartment in less than a two year period. These charges will be agreed to regardless of the reason for which the Tenancy is terminated, including but not limited to, eviction, non-renewal of lease, abandonment, breach of a provision of the lease or non-payment of rent. These charges will specifically not be assessed if the premises become uninhabitable due to no cause of the Tenant.

The tenant agrees to retain the original color of the apartment when vacating the unit. If color has been changed the tenant agrees to be responsible for the cost of returning the apartment back to its original color.

If the Tenant moves to another apartment within the building, charges will be negotiable.

PAINTING CHARGES - The following charges will be specifically agreed to for painting. These charges will be assessed and prorated based upon a full charge.

Length Of Occupancy	Tenant's Charge
Less Than 1 Year	Full Charge
More Than 1 Year, But Less Than 2 Years	1/2 Charge
Over 2 Years	No Charge

CARPET AND WINDOW COVERINGS AGREEMENT

The carpets and window coverings have been professionally cleaned before you moved in. Upon vacating, the carpets and window coverings will be professionally cleaned, and the Tenants agree to be responsible for such costs. Tenants agree to costs assessed at any time the Tenant(s) vacate the apartment, regardless of the length of Tenancy.

CLEANING CHARGES - The following charges will be specifically agreed to for carpet, window covering cleaning and general cleaning.

Carpet Cleaning - Actual Cost

Window Covering Cleaning/ Repairs - Actual Cost

General Cleaning-Actual Cost (ie. Cleaning of windows; kitchen; and bathroom)

If Tenants choose to have an outside, licensed professional agency perform service on the unit, upon move out they must provide Management with an invoice for work performed.

Please Note: Civil code Section 1950.5 (b) allows deductions from the security deposit for the cleaning of the premises upon termination of tenancy necessary to return the unit to the same level of cleanliness it was at the inception of the tenancy.

MISCELLANEOUS

