

## **2024-2025 Supplemental Agreement signed by Tenant**

**Rent Checks** ALL checks must be post-dated to the 1st of each month and sent to Frances Alexakos, Ph.D., 249 Woodruff Avenue, Wakefield, RI 02879 by August 18, for the upcoming school.

**Government ID or URI pictures** are required before keys will be issued.

### **Toilets - NO Flushable Wipes**

Only toilet paper allowed. Putting tampons, baby wipes or flushable wipes down the toilet will cause the pump to break or clog. You will be charged for this repair.

### **Cleaning - Monthly**

You are responsible to purchase your own cleaning supplies, paper products, and work together to clean the house. Once a month there a cleaning check with a twoday notice. All areas of the house are inspected, bedrooms, common areas, laundry areas. A cleaning person will be sent in and charges will be assessed pro-rated with the maximum charge will be \$300 dollars per month. The fee will be deducted from your security deposit.

### **Communicate Repairs Needed**

If anything is broken or not working in the house please notify me immediately so that I may troubleshoot and have it fixed. Do not throw anything away, a screw, a part etc. (i.e. if a door knob comes off).

### **Parking**

There is a **\$275 Parking Permit Fee for the Academic Year** and a **\$135 Parking Permit Fee for the Summer**. Only tenants are allowed to park in a designated parking spot in the parking lot. A LCR parking sticker must be adhered to your rear window. All vehicles not displaying a resident parking sticker will be towed. There are signs with the towing company's name and phone number.

### **No Snow Removal**

A shovel is located in the first-floor closet and snow melt is in a plastic container on the front steps.

### **Pets - Some people have Allergies**

We have a zero policy on pets, this includes any type of animal; cats, dogs, birds, fish, reptiles - no visits.

### **Pest Control**

On a quarterly basis we have Pest Control come in and do preventative spraying at 8 a.m. in the morning and takes 5 minutes. All doors must be unlocked or have someone home to open the door for the pest control man. If no tenant is available a management person will accompany the pest control workman.

**Smoking / Fire** is not allowed in the interior of the house. No candles or smoking allowed.

### **Lock Outs**

As it states in the Lease, there is a \$100 charge for each lock out and for each lost key.

Signature \_\_\_\_\_ Date \_\_\_\_\_