



Trailhead Property Management

Hot tub/pool lease addendum

TERMS AND CONDITIONS:

1. This lease addendum is incorporated into and made part of the lease executed by Trailhead Property Management and the Tenant referring to and incorporating into the leased premises at:

2. The Tenant will use the hot tub/pool at their own risk. Trailhead Property Management and/or the Owner will not be held liable for any injuries sustained by the Tenant, and/or the Tenant's occupants or guests when using the hot tub/pool.
3. The Tenant is responsible for the general maintenance of the hot tub/pool. This includes, but is not limited to, keeping the hot tub/pool clean of debris and keeping the hot tub/pool areas clean, neat and organized.
4. The Tenant must IMMEDIATELY notify Trailhead Property Management of any repairs that the hot tub/pool may require. This includes immediate notification due to pool guards, gate latches, or fence repairs.
5. The Tenant is responsible for the full cost that may be due for repair and/or replacement of the hot tub/pool that is required as a result of negligence by the Tenant, the Tenant's occupants or guests.
6. The Tenant must operate the hot tub/pool according to all the manufacturer's instructions.
7. No pets of any kind are allowed in the hot tub/pool at any time.
8. The Tenant understands that the hot tub/pool is strictly an amenity, and that the use of this amenity is not guaranteed under the terms of the lease. Any interruptions or non-availability of the use of the hot tub/pool will not violate any terms of the lease.
9. If the Tenant violates any part of this addendum, the Tenant will be in default of the lease. In the event of default, Trailhead Property Management may initiate legal proceedings in accordance with local and state regulations to evict or have the Tenant removed from the leased premises, as well as seek judgment against the Tenant for any monies owed to Trailhead Property Management or the Owner as a result of the Tenant's default.
10. Tenant understands that all repairs he/she are required to make will be completed upon recommendation of a licensed hot tub/pool technician upon agreement with the landlord and the Owner.

The parties hereby indicate by their signatures below that they have read and agree with the terms and conditions of this agreement in its entirety.

SIGNATURES:

Landlord:

Mgt. Company: **TRAILHEAD PROPERTY MANAGEMENT**

Print: Jenny Goffrier

Date: July 2, 2017

Tenant:

Print: _____

Date: _____