

HINEZ PROPERTY MANAGEMENT, LLC.

HARDWOOD & VINYL FLOOR ADDENDUM

This addendum is a part of the Lease Agreement dated: _____

THIS ADDENDUM is entered into by and between HINEZ PROPERTY MANAGEMENT, LLC. "Owner/Agent",

and _____, "TENANT"

Tenant is renting from Owner/Agent the premises located at:

_____ Unit # (if applicable) _____

This addendum shall be and is incorporated into the Rental Agreement/Lease between Owner/Agent and Resident.

WOOD FLOORING AND VINYL FLOORING is designed to stand up to the toughest household conditions. However, to keep it looking its best, the following simple instructions for protection and care.

Routine Care Instructions – Follow these quick and easy steps to care for the flooring.

1. Avoid extremes in temperature or humidity conditions.
2. Never use any type of dust attraction product on the flooring, as these products may leave sticky or slippery residues on the surface
3. Remove loose dirt by using a non-beater bar vacuum or a dust mop.
4. Occasionally clean using a dry-damp sponge mop or cloth slightly dampened with Impressions Hard Surface Cleaner. Do not saturate floor. Always dry-damp mop the floor as needed – never wet mop the floor.
5. Do not use abrasive cleaners, steel wool, soap-based detergents, waxes, polishes or scouring powder, because they will scratch, dull or leave residue on the flooring surface.
6. For resistant stains, such as indelible marker, use the Impressions Hard Surface Stain Remover to clean the spot by applying the remover to a clean soft cloth and then buffing the stain off of the flooring surface. Wipe off any remaining cleaner residue with a damp cloth.
7. For tough spots such as candle wax or chewing gum, harden the spot with ice and then gently scrape with a plastic scraper, being careful not to scratch the flooring surface. Wipe clean with a damp cloth.
8. Wipe up spills immediately. Do not allow liquids to stand on the flooring. Avoid exposure to pet urine.
9. Do not use any type of buffing machine
10. A more frequent dust mopping or vacuuming schedule may be required in very sandy areas such as a beach home.

HINEZ PROPERTY MANAGEMENT, LLC.

Scratch and Wear Protection – Any flooring may scratch if not cared for properly. Therefore, follow these simple and protective steps to keep the flooring looking new:

1. Use mats outside and inside doorway entrances to collect dirt and moisture.
2. Avoid mats with rubber or other dense backings that will block airflow beneath rugs or might retain abrasives and humidity.
3. Use mats near sinks, dishwasher and workstations to protect the hardwood floor from kitchen mishaps (water, soaps, etc.)
4. Stick felt pads under all furniture and chair legs so they can slide easily and avoid scratches. Always keep such pads clean. Check pads often for signs of wear, in which case promptly replace the pads.
5. Pad use is preferred. Use large soft polyurethane or rubber casters only when pad use is unavailable. Do not use narrow hard plastic casters.
6. Protect the hardwood floor when moving all items across it. Carry items on to and off of hardwood surfaces. Never drag an item across the surface and avoid use of carts as dirt on wheels can scratch the hardwood surface.
7. Pointed objects like spiked-heeled and sport shoes can easily damage the finish of the hardwood floor, especially if the shoes are worn or damaged. Note: Water and sand are the worst enemies of hardwood floors. Next are spiked heeled shoes.
8. Pet claws should be regularly trimmed to avoid scratching floors.

Although the hardwood floor's floor finish is highly wear resistant, it is not indestructible. If residents follow the above preventive maintenance suggestions, residents shall enjoy the beauty of the hardwood floor and avoid financial responsibility for any damage caused to the hardwood floors. All residents will be held responsible for the cost of repair for any and all damages to the flooring in the unit upon termination of the Lease. All residents will be equally liable for the cost of repairs, and Management may, at its sole discretion, pursue collection from any one or all residents.

I/We, the Tenant(s), have read and understand the rental lease agreement and the Wood Floor Addendum attached. My/Our signature(s) below indicates understanding and acceptance of all information contained in this document.

Landlord/Manager Signature Date
Hinez Property Management, LLC.

Tenant/Lessee Signature Date

Tenant Print Name

Tenant Signature Date

Tenant/Lessee Signature Date

Tenant Print Name

Tenant Print Name

Tenant Signature Date

Tenant/Lessee Signature Date

Tenant Print Name

Tenant Print Name