

Krystle Property Management
2101 Tennessee St
Vallejo, CA 94590
707-554-6696
KrystleProperties.com

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***** INSTRUCTIONS ******

1. Remaining tenant(s) must submit a new Rental Application with \$15 application fee. Remaining tenant(s) must qualify to rent the house. To submit application go to KrystleProperties.com/Apply then send an email to Ciera@krystleproperties.com and let us know that the app is for the house you want to move into and list your desired roommates.
 2. Do not submit this form until remaining tenant(s) have been approved to stay.
 3. All tenants must fill out and sign this form.
 4. Submit this form to Krystle Property Management, Inc. with \$75 lease change fee.
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**Amendment to Residential Lease Agreement
REMOVE RESIDENT FROM LEASE**

This Addendum is a part of the Residential Lease Agreement dated _____ between Krystle Property Management, Inc. ("Agent for Landlord") and _____ ("Residents") for the Property located at _____.

The Agreement is amended as follows:

Outgoing Resident is _____
and will vacate the Property on _____

Remaining Resident(s) is/are _____

1. Outgoing Resident is released from the Agreement.
2. Outgoing Resident releases all claims to the Security Deposit and any other monies held by Landlord.
3. Remaining Resident assumes all rights and obligations of the Agreement.

If there is any conflict between the provisions of the Agreement and this Addendum, the provisions of this Addendum will control. All other terms and conditions of the Agreement shall remain in full force and effect unless otherwise agreed upon in writing by the parties.

Resident _____ Date _____

Resident _____ Date _____

Resident _____ Date _____

By: _____
Krystle Property Management Date _____

Minimum Charge For Move Outs

The following represents an example of general minimum charges which may be assessed for cleaning, repair and/or replacement based upon the condition of the unit at move out. Actual charges are contingent upon damages and may therefore be greater due to (1) repairs or damages not listed, (2) increased replacement cost, (3) increased labor costs, and/or (4) increased cost of materials. There will be no charge for normal wear and tear. This is not an all inclusive list. You can be charged for items that are not listed.

<u>Cleaning</u>		<u>Replacement/Damages</u>	
Fridge	\$70	Garage Remote	\$100
Dishwasher	\$15	Keys Not Returned	\$25
Stove Top	\$30	House Rekey	\$75
Oven	\$50	Mailbox Rekey	\$40
Exhaust Hood/Filter	\$30	Toilet Seat	\$35
Microwave	\$20	Std Light Bulb	\$3
Drip Pans	\$28	Vanity Light Bulb	\$12
Cabinets/Drawers	\$45	Light Fixture	\$75
Counter	\$15	Blind	\$50
Sink/Disposal	\$10	Vertical Blind Slat	\$5/ea
Kitchen Floor	\$50	Painting	\$75
Bathroom Floor	\$30	Wall Damage	\$55
Tub/Shower	\$30	Ceiling Fan	\$150
Toilet	\$25	Slider Screen Door	\$100
Bathroom Sink	\$10	Window Screen	\$65
Wall/Ceiling	\$15	HVAC Filter	\$15
Mini Blind	\$10	Interior Door	\$125
Window Sill	\$10	Exterior Door	\$225
Window Track	\$10	Smoke Alarm	\$40
Mirror	\$15	CO Detector	\$45
Ceiling Fan	\$25	Carpet Deodorize	\$75
Light Fixture	\$10	Pet Damage	\$200
Patio/Balcony	\$25	Disposal	\$125
Heater/Nest Cover	\$5	Fridge	\$600
Garage	\$25	Dishwasher	\$450
Driveway Oil Stain	\$25	Stove	\$500
Fireplace	\$35	Microwave	\$375