

Plumbing, Drain, & Grease Addendum



1. ADDENDUM. For mutual and proper consideration, the receipt of which is acknowledged by all of the undersigned parties to this document, this document shall serve as an addendum ("the Addendum") to the residential lease contract (the "Lease") between

MHP LLC, Mobile Home Rentals Inc.

as **Lessor** (hereinafter referred to as "We" or "Us" or in similar possessive forms) and

Lessee: _____

Lessee: _____

Lessee: _____

Lessee: _____

as Lessee(s) (hereinafter referred to as "You" or in similar possessive forms) for the rental of real property located at a street address of:

Address of Leased Property: _____

2. Maintenance Care Tenant agrees not to allow **grease** or corrosive liquids go down the drains without the express written permission of the owner or management. Tenant will keep a plunger handy to perform normal clearing for minor toilet clog due to tenant's waste. Tenant is responsible for the payment of all charges resulting from a plumbing stoppage violation.

3. Improper disposal of cooking oil and grease can result in costly sanitary sewer overflows and backups that can cause damage to your rental unit. **DO NOT POUR GREASE OR COOKING OIL DOWN ANY OF THE DRAINS IN YOUR HOME.**

4. DO NOT FLUSH IN TOILET OR DRAINS MOST WIPES LABELED AND ADVERTISED AS "FLUSHABLE" ARE NOT FLUSHABLE AND WILL BLOCK DRAINS. Since plastics and most paper products do not dissolve in the waste disposal system, tenant agrees not flush items that have the ability to cause or contribute to plumbing stoppages including, but **NOT LIMITED** to the following items that have been found in previous plumbing stoppages:

- Cigarettes
- Tissues
- Sanitary napkins, Tampons
- Toys or other small objects
- Condoms
- Plastic wrappers
- Baby wipes, Cleaning wipes
- Grease
- Paper towels
- Q-Tips, razor blades
- Disposable Sanitary wipes

5. BREACH OF ADDENDUM. In the event You fail to perform Your obligations under this Addendum, such action and/or inaction shall constitute an immediate and instant default of the Lease and this Addendum. Upon Your default, We may, with or without notice, terminate Your right to possession of the Home without terminating the Lease and/or exercise any other remedy provided by law or described within the Lease. Should We discover that You are in default of the requirements of this Addendum, You agree that you shall permit Us to recover from You any one or more of the following: (i) compensatory damages, (ii) punitive damages, and (iii) Our attorney's fees.

Lessee: _____ Date: _____

Lessee: _____ Date: _____

Lessor:

Lessor or its Authorized Agent: _____ Date: _____