



Business (504) 872-9612  
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## RESIDENTIAL LEASE ADDENDUM SPECIAL CONDITIONS

Property Address: \_\_\_\_\_

Lessee: \_\_\_\_\_

The following is included and made a part of the lease for the above property and lessee.

### Special Conditions:

Lessor or his designee will be allowed to perform inspections with 24 hour notice to lessee, or sooner if repair emergency is at hand and secondary damage is a threat.

All units managed by Pelican Realty of Louisiana are considered NON-SMOKING. Therefore No smoking inside the property. Cost to remediate any smoking inside will be born to the lessee.

Cost to unclog drains will be at cost of Lessee after initial 7 day move in sheet is returned that does not include plumbing issues. Unit should be clean and broom swept upon return.

Lessee advised to get Renters Insurance as owner policies DO NOT cover lessee content.

### Content:

### Utilities:

Lessee agrees to transfer utilities (Electric, Gas and water) into lessee name within 3 days of lease signing or prior to possession and to maintain utilities in lessees name for duration of lease.

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

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

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

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