

LEASE ADDENDUM FOR WASHING MACHINE

- 1. Addendum.** This is an addendum to the TAA Lease Contract for Apt. No. _____ in the _____

_____ Apartments
in _____, Texas
OR
the house, duplex, etc. located at (street address) _____ in
College Station, Texas.
 - 2. Permission.** You (as residents) have permission from us (as owner) to install and use a washing machine in the dwelling unit described above, subject to the conditions in this addendum.
- Please remember that we do not select your washing machine, install it, maintain it, or use it. You are in the best position to prevent water damage caused by: (1) a defective washing machine; (2) a washing machine accident; or (3) improper installation, maintenance or use of a washing machine.
- 3. Conditions.** If your washing machine leaks or floods, it can cause a lot of problems and a lot of damage to your unit and other units, as well as damage to your personal property and personal property of residents in other units. For these reasons, your right to install and use a washing machine in your unit is subject to the following conditions. You automatically agree to those conditions when connecting or using a washing machine in your unit.
 - 4. Installation.** You should be especially careful in your choice of a washing machine and in its installation, maintenance and use--just as if it were in your own home. You and all other residents, occupants and guests in your unit must follow manufacturer's instructions for the washing machine's installation, maintenance and use. We recommend that you have it professionally installed.
 - 5. Responsibility for damage.** You agree to assume strict liability for all damage to your unit and to other units and to personal

property in your unit and other units if the washing machine leaks or floods--unless it is caused by us or our management company. That means you will be responsible for costs of removing water from carpets, replacing permanently damaged carpets, repainting, and any other repairs or unit damage, as well as damage to personal property in your unit and other units if:

- the water hoses break or leak; or
- the water hoses were incorrectly connected or did not have protective washers in the connections; or
- the washing machine was overloaded, causing it to malfunction; or
- the washing machine leaks or malfunctions for any other reason.

The owner's insurance will not cover such damages.

- 6. New hoses.** When installing the washing machine, you must use new hoses since bursting or leaking hoses are the most common cause of water damage. Stainless braided water hoses are recommended.
- 7. Inspection.** You must not use the washing machine until management has inspected its installation. Such inspection does not relieve you of liability in the event of water damage from your washing machine.
- 8. Insurance.** At all times you must carry a "Texas Tenant Homeowners Policy" that provides insurance coverage for damage to your personal belongings from accidental water discharge from your washing machine. It must also cover your potential liability, due to your fault, for water damage to other units and to personal property of others. You must verify with your agent that such coverages are included in your policy and must furnish us a copy of the policy upon our request.

You are legally bound by this document. Please read it carefully.

Resident or Residents
[All residents must sign]

Owner or Owner's Representative
[Signs below]

Date of Lease Contract

You are entitled to receive an original of this addendum after it is fully signed. Keep it in a safe place.