

BROOKS REAL ESTATE, INC.
ADDENDUM TO RESIDENTIAL MANAGEMENT CONTRACT
ADDENDUM 1 OF __

This ADDENDUM, CONTRACT OF RESIDENTIAL MANAGEMENT CONTRACT, which is attached to and made a part of Residential Management Contract dated _____, 20__, between _____ (the Landlord”) and _____ (the “Management Company”) for the management of that certain real property and all improvements thereon located in the County or City of _____, Virginia, and described in the Contract as _____ provides as follows:

All parties acknowledge and agree to the following:

Landlord(s) agrees at Landlord expense does not agree to a bi-annual HVAC maintenance program to include but not limited to filter replacement, Freon filling, verification of the catch pan, and general maintenance of the HVAC system.

This program cannot guarantee or warrant that failures of these fixtures will not take place, however it has our experience that this maintenance program can be avoid costly repairs to the system, and associated components, as well as surrounding elements, i.e. drywall, flooring, Tenants / Landlord’s personal property, as we as the can prolong the life of the HVAC unit itself.

_____/_____
Date Landlord

_____/_____
Date Landlord

_____/_____
Date Brooks Real Estate, Inc.

