Employee Addendum to Lease

     , herein referred to as “employee”, residing at      , agrees to the following as a condition of employment as       (position):

Resident is an employee of M2 Property Group. So long as such employment continues, resident shall pay rent in the amount of $, which is a  discount off the market rent of $**.**

I understand that the term of my tenancy does not extend beyond my employment with M2 Property Group. I further recognize that said premises will be vacated by me within seven (7) days of the termination of my employment with M2 Property Group, whether that termination be by resignation, dismissal, voluntary quit or sale of property, unless the Company in its sole discretion agrees to my continued residence. If the Company so agrees and I choose to remain a tenant following termination of employment, I understand that the discount listed above will cease and I will become immediately obligated to begin paying rent as a non-employee tenant, including all utilities and execute the appropriate lease and rental documents within two (2) days of my termination, and furnish the appropriate deposits.

If, during the course of my employment, I reside on a property managed by M2 Property Group, LLC, I hereby agree to pay all monies associated with renting a unit (e.g., rent, late fees, utilities, etc.) in a timely manner each month. If the balance of rent and all related charges are not paid by the last day of the month, the discount for that month will be forfeited and you will be responsible for payment of rent and related charges as stated in the lease without the employee discount. Once paid the employee discount will be reinstated for the next month.

Employee agrees to abide by all the rules and regulations to which other residents are required to conform.

* Employee will not allow anyone who is not on the lease to occupy the owner’s apartment.
* Employee will always conduct themselves in a professional and orderly manner and represent the property as a discreet and interested party.
* Employee must maintain control over and is responsible for their occupant’s, visitor’s and guest’s actions and must ensure that they do not abuse the apartment or the owner’s property.
* Employee will not borrow or loan money to other residents of the apartment community or other employees.
* Employee will not discuss any problems or details of any kind concerning the apartment community with other residents.
* Employee will discuss problems concerning other employees only with the apartment community’s Property Manager.
* Employee’s apartment will be inspected upon move-out and all lease policies will apply regarding clean up and damages before the final paycheck is given out or the security deposit refunded. Funds will be deducted from the final check and applied to any outstanding rent, utilities, cleaning, damages, or other related charges.

I have been given a copy of this Agreement. I have read it, understand it, and agree to the terms described in this Agreement.

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EMPLOYEE’S NAME PRINTED Date

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EMPLOYEE’S SIGNATURE

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SIGNATURE OF EMPLOYEE’S SPOUSE (IF ANY) Date

Equal Housing Opportunity \* Equal Employment Opportunity