



Place Properties

COMMUNITY ADDENDUM

This Community Addendum (this "Addendum") is made and entered into as of the same date as the Housing Contract (the "Contract") to which this Addendum is attached by and between Owner and Resident named therein. The terms of this Addendum shall be in addition to the terms of the Contract as if the terms of this Addendum were written into the Contract.

All installments and fees made payable to	Bryant Place 1600 Kickingbird Rd Edmond, OK 73034
NON-REFUNDABLE APPLICATION FEE	\$35
NON-REFUNDABLE ADMINISTRATION FEE • Renewals are not required to pay fees twice	\$100
COMMENCEMENT DATE	August 17, 2010
EXPIRATION DATE FOR 12 MONTH CONTRACT	July 31, 2011
EXPIRATION DATE FOR 10 MONTH CONTRACT	May 31, 2011
EXPIRATION DATE FOR 5 MONTH CONTRACT	December 31, 2010
SHORT TERM PREMIUM • Housing Contracts for less than 12 months are offered on a limited availability at specific communities. The additional fee will be added to the monthly installment of Rent. Contact your Community office for more information regarding your specific move in day.	N/A
INITIAL LATE CHARGE • Charged on the fourth (4 th) day of the month if Rent is not paid by the third (3 rd) day of the month. Rent is delinquent until Rent is paid in full.	\$35
DAILY LATE CHARGE • Charged per day beginning on the fifth (5 th) day of the month for a maximum of \$150.00. Rent is delinquent until Rent is paid in full.	\$10
RETURN CHECK CHARGE FOR EACH RETURNED CHECK	\$35
ASSIGNMENT FEE • To be paid by Resident or Assigned Resident or both	\$150
TRANSFER FEE from Exclusive Space to another exclusive space within the same Unit	\$50
TRANSFER FEE from Exclusive Space to another exclusive space in a different unit	\$150
UTILITY CONNECTION FEE (IF APPLICABLE)	\$25
In the event utilities are included in the Rent, the following "Threshold Amount" has been allocated for each service. If Resident exceeds the Threshold Amount (s), Resident will be charged and required to pay the overage amount:	
Electricity	\$25
Water / Sewer	N/A
Trash	N/A
Pest Control	N/A
Telephone	N/A
Cable TV	N/A
Internet	N/A
Gas	N/A
HOLDOVER DAILY FEE In an amount of the existing monthly installment of Rent.	200% of monthly Rent

INDEMNITY:

Paragraph 37. of the Housing Contract is inapplicable in Oklahoma.

DEPOSIT:

Owner shall provide Resident an itemization of the application of the Deposit and a refund of the remaining balance of the Deposit, if any, 30 days after termination of the tenancy, delivery of possession of the Exclusive Space to Owner by Resident and written demand by the Resident.

FAILURE TO DELIVER POSSESION:

If Owner is unable to deliver possession of the Exclusive Space on the Commencement Date, Rent will abate until possession is delivered, and Resident may: (1) terminate the Housing Contract upon written notice to the Owner and thereafter Owner shall return all prepaid rent and security; or (2) bring an action for possession of the Exclusive Space.

FIRE OR CASUALTY DAMAGE:

If the Unit is damaged or destroyed by fire or casualty to the extent its use as a dwelling is substantially impaired, Resident may immediately vacate the Unit and notify the Owner in writing within 7 days thereafter of Resident's intent to terminate the Housing Contract or remain in the Unit and receive a reduction in rent in proportion to the diminution in fair market value of the Unit.

DEFAULT BY RESIDENT:

If Owner elects pursuant to paragraph 30. of the Housing Contract to terminate Resident's right to possession of the Unit, Owner shall give Resident 15 days written notice. If Resident's default is other than a failure to pay Rent, such notice from Owner shall specify the acts and omissions constituting the default and, if the default is remediable by repairs or payment of damages, Resident may remedy the default within the 10 day period following the notice and the Housing Contract shall not terminate. In the case of nonpayment of Rent by Resident, the Owner may terminate the Housing Contract upon five (5) days written notice. It is understood that in the event Owner terminates a Roommate's right to occupy the Premises and Unit, it shall be a default under this Contract by Resident for such Roommate to occupy the Premises and Unit. In addition, in the event of Resident's default, Resident shall be liable, to the fullest extent allowed by applicable law, for and shall pay: (i) a reletting fee equal to 85% of one months' Rent to offset the costs of reletting the Premises and Unit; (ii) all monthly Rent and other charges which are payable during the remainder of the term of this Contract, which shall be accelerated automatically without notice and shall be immediately due and delinquent; and (iii) any other sums that may be due pursuant to the Contract or applicable law. Resident acknowledges that the reletting fee is not a cancellation fee or a buyout fee. The reletting fee is liquidated amount covering only Owner's damages associated with Owner's time, effort and expense in finding and processing another resident to occupy the Unit and Premises. Such damages are uncertain and difficult to ascertain.

ABANDONMENT:

Owner shall have the right to remove personal property remaining in a Unit and Premises deemed abandoned by complying with applicable law regarding seizure of personal property. Owner may dispose of the property in any manner Owner deems reasonable 30 days after giving written notice to Resident by certified mail. Owner may impose reasonable charges for storing such abandoned or seized property, and may dispose of same in any manner Owner chooses.

CONFLICT:

In the event of any conflict between the terms of this Community Addendum and the Housing Contract, the terms of this Community Addendum shall control.

The terms of this Addendum are agreed to and accepted by:

OWNER:

Signature: _____

Name Printed: _____

RESIDENT:

Signature: _____

Name Printed: _____