

**LEASE ADDENDUM FOR
WASHING MACHINE**

1. **Addendum.** This is an addendum to the TAA Lease Contract for Apt. # at the Desert Shadow Apartments in San Angelo, 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 guest in your unit must follow manufacturer's instructions for washing machine's installation, maintenance and use. We recommend that you have it professionally installed.
5. **Responsibility for damages.** 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 repairs or unit damage, as well as damage to personal property in your unit and other units if:

- the water hoses break or leak
- the water hoses were incorrectly connected or did not have protective washers in the connections
- the washing machine was overloaded, causing it to malfunction
- 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.** It is recommended that you not use your 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.

Resident Signature/s below:

Date

Owner's Representative Signature below:

_____ **Kim Beavers**

_____ Date