

My House Property Services, Inc.
1302 S. Shields St. Ste. A 2-3
Fort Collins, CO 80521
myhouse@myfortcollinshome.com
970-689-8803

AGREEMENT TO AMEND THE LEASE

Assignment

DATE: December 15, 2017

RE: The Lease term of August 01, 2013 - July 27, 2018, between MY HOUSE PROPERTY SERVICES and Test test, Test , relating to the following real estate in the City of Ft. Collins, County of Larimer Colorado. Property known as:

123 Happy Ln, Fort Collins, CO 80525

The following changes will be made:

1. Effective _____, _____ shall be removed from the lease and _____ shall be added. _____ shall seek reimbursement of his/her security deposit from _____, and security deposit at lease end shall be reconciled between My House Property Services and _____ and _____.
2. The \$300.00 Assignment Fee shall be paid immediately and **prior** to this being accepted.
3. Any required Co-Signer form(s) must be signed and notarized, unless signed electronically.
4. By signing below, the parties agree to the terms of this amendment and understand they are taking the premises "As Is" based on the current condition of the home and, if provided by the tenants at the beginning of the lease agreement, the condition noted on the move in checklist. No walk through or re-key will take place from My House Property Services.
5. Payment of any negotiated rent, security deposit, utilities, copy of the lease, house rules, keys, and anything else that relates to the house will be provided by the current tenants and be between both current and future tenants.

All parties to this amendment must sign this Agreement to Amend the Lease confirming the amendment to the lease. Owner is not obligated to accept such change if it is deemed by Owner's sole discretion that the change shall not apply. It is per tenant request that this lease amendment be created, thereby removing them from the lease. It is their responsibility to make sure all lease documents and payments are returned within 3 business days.

If not returned within 3 business days (signed by all tenants), an additional Administration Fee of \$75.00 will be charged to the tenant's register, as well as any additional management time spent attempting to retrieve outstanding documents needed to facilitate and complete this amendment, and/or this offer may

be rescinded. It is the tenant's responsibility to make sure all lease documents and payments are submitted within this time frame.

By signing below, the parties agree to the terms of this amendment. All other terms and conditions of said contract shall remain the same.

Test test Date

Test Sublet Date

Date

Date

Landlord/Agent

SAMPLE



Neighborhood Services
281 N College Ave
PO Box 580
Fort Collins, CO 80522-0580
970-224-6046

OCCUPANCY LIMITS DISCLOSURE STATEMENT FOR PROPERTY LEASE

The City of Fort Collins Code requires that any person selling or leasing a home, apartment or other dwelling unit must inform the buyer or renter about the maximum number of people who, by law, are allowed to occupy that home. All parties must sign where indicated below.

The maximum permissible occupancy of this dwelling unit is:
One (1) family (related by blood, marriage, adoption) and not more than one (1) additional person; or
Two (2) adults and their dependents, if any, and not more than one (1) additional person.
Up to four (4) unrelated persons in a dwelling unit located in an apartment complex containing units which were approved by the City to house four unrelated persons.

Actual signatures are required on this form. ***It is required that this form be verified by electronic means OR notarized, attached to your lease, and a copy kept at the leased property or on-site management office. The shaded areas are for notary use. If the form is not notarized, the shaded areas should be left blank.**

Property Address: 123 Happy Ln, Fort Collins, CO 80525

Tenant 1 Name: Test test Signature: _____ Date: _____

Tenant 2 Name: Test Sublet Signature: _____ Date: _____

Tenant 3 Name: _____ Signature: _____ Date: _____

Property Owner Name: test, test Phone: 970-689-8803

Address: 1302 S. Shields, Suite A 2-3, Fort Collins, CO 80521

Property Manager Name: My House Property Services, Inc. Phone: 970-689-8803

Address: 1302 S. Shields, Suite A 2-3, Fort Collins, CO 80521

Owner/Manager Name: _____ Signature: _____ Date: _____

If requested by the City, you are required to provide this fully executed disclosure statement to the City pursuant to City Code Section 5-265(b). Failure to properly execute and retain this statement is a civil infraction punishable by a fine of not more than \$1000, in addition to any costs, fees or surcharges assessed by a court or referee. Fines may be assessed to the owner, manager, and/or tenant(s).

**My House Inc. 1302 S Shields
Ste: A2-3 Fort Collins, CO
80521
Phone: (970) 689-8803 Fax: (970) 224-2835**

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDT20-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sub-landlord and tenant includes sub-tenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

123 Happy Ln, Fort Collins Colorado 80525

or real estate which substantially meets the following requirements:

Tenant understands that Tenant shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Page 4 of 7

I/WE HAVE READ AND UNDERSTAND THE ABOVE _____

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent and Tenant is a customer. Broker is not the agent of Tenant.

Broker, as landlord's agent, intends to perform the following list of tasks:

Show a property **Prepare and Convey** written offers, counteroffers and agreements to amend or extend the lease.

Transaction-Brokerage Only. Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision shall apply:

MEGAN'S LAW: If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGEMENT:

Tenant acknowledges receipt of this document on _____.

Test test _____

Test Sublet _____

BROKER ACKNOWLEDGEMENT:

On _____, Broker provided _____
(Tenant) with this document via **BY BROKER IN PERSON**

and retained a copy for Broker's records.

Brokerage Firm's Name: **My House Inc, Home of Premier Properties**

SAMPLE

PAGE INTENTIONALLY LEFT BLANK