

Carpet Addendum

I, _____, understand that the carpet in my apartment was installed on _____. This carpet has a life expectancy of five (5) years. I understand that any pet/human urine on this carpet will irreversibly damage the carpet, pad, and sub-floor, resulting in full replacement of carpet/pad and treatment of subfloor. This carpet will be inspected at time of move out (Monday-Friday) at which time I may be present. I understand that though the urine may not be visible on the surface of the carpet, during the inspection, carpet will be pulled back for an inspection of the backing, which accurately displays any sign of urine damage. In some cases, a black light may be used for urine detection.

As the resident of apartment # _____, I understand that I will be held accountable for additional damages to carpet/pad caused by and not limited to: Stains, bleach spots, rust, frays, tears, wax, burns and odors. I understand the Signature Management Company, in order to maintain the highest standard and consistency in the property value and upkeep, will not patch carpet. In addition, we will not replace just one room as die lots cannot be matched. I understand that stains and odors that cannot be removed by a professional carpet cleaning company will result in full carpet replacement.

I understand that this carpet has a five (5) year life expectancy and will depreciate with age. If I am charged for full carpet replacement, my carpet will be depreciated based on the install date stated above. Signature Management will take the full replacement cost divided by the five (5) year expectancy and calculate balance owed from that formula.

Resident:

Resident:

Agent for Owner

Dated:
