

Police Report Policy Addendum to Lease

In the event Kendrick Property Management (KPM) were to receive a Police Report(s) during your tenancy, and as a further definition of section I of the lease, the following procedures and actions will be executed by KPM:

First Report:

- Issuance of a warning letter from KPM will be sent to all tenant(s) and Guarantor(s) along with copy of the police report.
- Inspection by KPM will take place within 24 hours of receipt of police report.
 - Tenants will be responsible for inspection fee (refer to KPM for the current maintenance hourly rate) and any other maintenance costs for damage found.

Second Report:

- Issuance of a violation letter from KPM will be sent to all tenant(s) and Guarantor(s) along with copy of the police report
- Inspection by KPM will take place within 24 hours of receipt of police report.
 - Tenants will be responsible for inspection fee (refer to KPM for the current maintenance hourly rate) and any other maintenance costs for damage found.
- Fine of up to \$100 - \$300 will be issued to the tenant(s).
- Meeting scheduled with Officer William Laramee (Amherst Police Department and Neighborhood Liaison) and the owner of KPM within a week of receipt of police report.

Third Report:

- Issuance of a violation letter from KPM will be sent to all tenant(s) and Guarantor(s) along with copy of the police report
- Inspection by KPM will take place within 24 hours of receipt of police report.
 - Tenants will be responsible for inspection fee (refer to KPM for the current maintenance hourly rate) and any other maintenance costs for damage found.
- 14 Day notice to quit for eviction will be issued at the discretion of KPM.
- Fine of \$500 will be issued to the tenant(s).

The Town of Amherst Police Department has the right to arrest, summons to court and charge fines at their discretion and is separate from any actions of KPM.

Noise complaints and police reports are a direct violation of your lease and constitutes grounds for eviction. Kendrick Property Management has the right to exercise all or any of these actions as listed above.

Lessee(s) hereby acknowledge that you have read and understand this policy.

LESSEES: _____
