

**THREE OAKS PROPERTIES LLC  
PAINT ADDENDUM TO LEASE AGREEMENT**

This Addendum is made as and a part of the Lease Agreement dated \_\_\_\_\_, 20\_\_\_\_ between \_\_\_\_\_, Resident(s), and THREE OAKS PROPERTIES LLC (Landlord), as Agent for \_\_\_\_\_, Owner, for the property known as \_\_\_\_\_, Apt. # \_\_\_\_\_ Ypsilanti, MI 48197.

Landlord hereby grants permission for Resident(s) to paint the interior walls of the above-listed property with the following requirements:

**Move-in:** \_\_\_\_\_ (Resident's initials)

1. Before painting commences, Resident(s) must obtain approval from Landlord for all colors and \*paint finishes to be used.
  - a. *\*Bathrooms & Kitchen: Semi-Gloss Finish / All other walls: Flat Finish / Trim: Semi-Gloss Finish*
2. All surfaces not being painted must be properly covered and/or protected. Resident(s) will be responsible for all damages to the property caused by paint and/or painting supplies.
3. All paint and painting supplies to be purchased by Resident(s)

**Move-out:** \_\_\_\_\_ (Resident's initials)

1. Prior to move-out, Resident(s) must check with Landlord to determine whether or not the next Resident(s) prefer to keep the colored walls "as is". If they request the colored walls be repainted, Resident(s) must do one of the following:
  - a. Repaint colored walls with \*pure-white paint. All paint and painting supplies to be purchased by Resident(s).  
*\*Bathrooms & Kitchen: Semi-Gloss Finish / All other walls: Flat Finish / Trim: Semi-Gloss Finish*
  - b. Hire Landlord to repaint colored walls.  
*\*Cost for labor and material to be determined at time of request*

**Fines/Charges:** \_\_\_\_\_ (Resident's initials)

If Resident(s) fail to abide by any of the rules and/or guidelines as listed above, **Landlord shall fine Resident(s) in the amount of \$500.00 (five hundred dollars).**

**I/We agree to the terms and conditions of this agreement as stated above.**

Three Oaks Properties LLC, as Agent for Owner,

By: \_\_\_\_\_ William J. Godfrey, Manager

_____	_____	_____	_____
Resident	Date	Resident	Date
_____	_____	_____	_____
Resident	Date	Resident	Date