



VIRGINIA ASSOCIATION OF REALTORS® DAMAGE ADDENDUM



(This is a legally binding contract; if not understood, seek competent advice before signing.)

This Addendum to the Residential Lease by and between _____
 (“Landlord”), and _____
 (“Tenant”) and _____
 (“Landlord's Broker”), dated _____ for property described as _____
 _____ (“Dwelling Unit”).

The Residential Lease, as written, is all inclusive and binding to the Landlord and the Tenant, with the exception of the following amendments and/or revisions:

1. Except for normal wear and tear, the following specific estimated deductions or damages shall be charged against Tenant for any damages to the Dwelling Unit or the Premises:

(a) Excessive or abnormal repairs of holes caused by nails or hanging lamps: \$ _____
 Comments: _____

(b) Appliances left dirty or in bad condition:

Stove: \$ _____	Refrigerator: \$ _____
Oven: \$ _____	Microwave: \$ _____
Washer: \$ _____	Dishwasher: \$ _____
Dryer: \$ _____	Other: \$ _____

Comments: _____

(c) Repainting of parts of Dwelling Unit or Premises:

Dining Room: \$ _____	Kitchen: \$ _____
Living Room: \$ _____	Bath: \$ _____
Bedroom, Each: \$ _____	Halls: \$ _____
Other: \$ _____	

Comments: _____

(d) Repainting of entire Dwelling Unit or Premises:

1-Bedroom Unit: \$ _____	4-Bedroom Unit: \$ _____
2-Bedroom Unit: \$ _____	5-Bedroom Unit: \$ _____
3-Bedroom Unit: \$ _____	Other: \$ _____

Comments: _____

(e) In the event that wallpaper must be removed, Tenant will be charged for the cost of repairing and repainting the wall, including the drywall, if necessary, on a time and materials basis.

(f) In the event that the drywall is damaged through removal of tape applied by Tenant, Tenant will be charged for painting the area or room as deemed necessary by Landlord.

(g) Unreturned keys:

Dwelling Unit: \$ _____	Mailbox: \$ _____
Other: \$ _____	Other: \$ _____

Comments: _____

(h) Damaged flooring:

Burn holes:	\$ _____
Cost per square foot of replacing carpeting or flooring:	\$ _____
Cost per square foot of replacing other:	\$ _____
Cost per square foot of replacing other:	\$ _____

Comments: _____

(i) Damaged or lost curtain rods and/or window treatment:

Living Room: \$ _____

Other Rooms: \$ _____

Extra Large: \$ _____

Other Rooms: \$ _____

Comments: _____

(j) Repairs and maintenance for Dwelling Unit or Premises (not covered above) will be charged at the rate of: \$ _____ per hour, plus costs of materials.

Comments: _____

2. The above amounts are estimates based on current market conditions. The parties agree that these amounts may be reasonably adjusted for current market conditions when Tenant delivers possession.

3. Tenant hereby agrees to surrender possession of the Dwelling Unit to Landlord in as good condition as the commencement date of the Residential Lease, less reasonable wear and tear, and reimburse Landlord for any repairs or maintenance that may be necessary in accordance with the schedule set out in this Damage Addendum, or at the actual costs of the materials and repairs, if the actual costs are greater than the amounts set out herein.

4. OTHER PROVISIONS: _____

IN WITNESS WHEREOF, Landlord and Tenant have executed this Damage Addendum on the dates reflected below:

Tenant:

Landlord (or duly authorized agent):

Date / Signature

Date / Signature

Date / Signature

Date / Signature

Date / Signature

Date / Signature

Date / Signature

Date / Signature

Landlord's Broker:

Date / Signature

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