



**VIRGINIA ASSOCIATION OF REALTORS®  
DAMAGE ADDENDUM**



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

This Addendum to the Lease Agreement by and between \_\_\_\_\_, Landlord,  
and \_\_\_\_\_, Tenant and  
**The Property Shop** Agent for Landlord, dated \_\_\_\_\_  
for property described as \_\_\_\_\_.

The Lease Agreement, 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 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: \$ 35.00  
Comments: Charge is per hole caused by wall anchor or nails and  
is charged for labor plus the cost of materials.

(b) Appliances left dirty or in bad condition:

Stove:	\$ <u>45.00</u>	Refrigerator:	\$ <u>50.00</u>
Oven:	\$ <u>45.00</u>	Microwave:	\$ <u>45.00</u>
Washer:	\$ <u>45.00</u>	Other:	\$ _____
Dryer:	\$ <u>45.00</u>	Other:	\$ _____

Comments: \_\_\_\_\_

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

Dining Room:	\$ <u>300.00</u>	Kitchen:	\$ <u>300.00</u>
Living Room:	\$ <u>350.00</u>	Bath:	\$ <u>250.00</u>
Bedroom, Each:	\$ <u>350.00</u>	Halls:	\$ <u>200.00</u>
Other:	\$ _____		

Comments: \_\_\_\_\_

(d) Repainting of entire Dwelling Unit or Premises:

1-Bedroom Unit:	\$ <u>1,000.00</u>	4-Bedroom Unit:	\$ <u>3,000.00</u>
2-Bedroom Unit:	\$ <u>1,500.00</u>	5-Bedroom Unit:	\$ <u>4,000.00</u>
3-Bedroom Unit:	\$ <u>2,500.00</u>	Other:	\$ _____

Comments: \_\_\_\_\_

(e) In the event that wall paper 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: \$ 85.00 Mailbox: \$ 35.00  
Other: \$ \_\_\_\_\_ Other: \$ \_\_\_\_\_  
Comments: Unreturned keys to the dwelling unit will be charged  
at a rate of \$85.00 per lock.

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(h) Damaged carpeting or vinyl flooring:  
Burn holes: \$ 45.00  
Cost per square yard of replacing carpeting or flooring: \$ 4.00  
Comments: The cost will be \$4.00 per sqft for carpet replacement.  
The cost will be \$7.00 per sqft for laminate floor replacement.  
The cost will be \$3.50 per sqft to refinish hardwood floors.

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(i) Damaged or lost curtain rods and/or window treatment:  
Living Room: \$ 100.00 Other Rooms: \$ 100.00  
Extra Large: \$ 150.00 Other Rooms: \$ 100.00  
Comments: Cost to replace damaged blinds will be \$65.00 for labor  
plus the cost of materials.

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(j) Repairs and maintenance for the Dwelling Unit or the Premises (not covered above) will be charged at the rate of: \$ 85.00 per hour, plus costs of materials.  
Comments: \_\_\_\_\_

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2. Tenant hereby agrees to surrender possession of the Dwelling Unit to the Landlord in as good condition as the commencement date of the Lease Agreement, 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.

3. OTHER PROVISIONS:

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

**LANDLORD (or duly authorized agent)**

**DATED:**

\_\_\_\_\_  
**Jason L. Saunders**  
\_\_\_\_\_

**TENANT(S)**

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