

## WATERBED AGREEMENT

This agreement, dated \_\_\_\_\_ is attached to and forms a part of the Residential Lease - Rental Agreement, dated \_\_\_\_\_, between, Management and Resident, for the residential unit located at \_\_\_\_\_

Resident desires to keep a waterbed described as \_\_\_\_\_ in the dwelling occupied under the Lease Agreement referred to above, and because this agreement specifically prohibits keeping waterbeds without Management's permission, Resident agrees to:

1. Keep one waterbed approved by Management for this dwelling. Waterbed shall consist of a mattress at least 20 mil thick with lap seams, a safety liner at least 8 mil, and a frame enclosure that meets the Waterbed Manufacturers Association standards.
2. Consult with Management about the location of the waterbed. Resident agrees to hire a qualified professional to install and dismantle the bed according to the manufacturer's specifications and further agrees not to relocate it without the Management's consent.
3. Allow Management to inspect the waterbed installation at any and all reasonable times and Resident agrees to remedy any problems or potential problems immediately.
4. Furnish Management with a copy of a valid liability insurance policy for at least \$100,000 covering this waterbed installation and agrees to renew the policy as necessary for continuous coverage.
5. Pay immediately for any damage caused by the waterbed and, in addition, Resident will add \$ \_\_\_\_\_ to the security/cleaning deposit, any of which may be used for cleaning, repairs, or delinquent rent when Resident vacates. This added deposit, or what remains of it when waterbed damages have been assessed, will be returned to Resident within \_\_\_\_\_ days after the Resident proves the waterbed is no longer located on the premises.
6. In consideration of the additional time, effort, costs, and risks involved in this waterbed installation, Resident agrees to pay additional rent of \$ \_\_\_\_\_, which [ ] includes [ ] does not include the premium for the waterbed liability insurance policy referred to in item 4.
7. Resident agrees that Management reserves the right to revoke this permission to keep a waterbed should the Resident break this agreement..

Management \_\_\_\_\_ Resident \_\_\_\_\_

By \_\_\_\_\_ Resident \_\_\_\_\_