

BCK RENTALS PAINTING AGREEMENT

Painting is **ONLY** allowed if these directions are followed **BUT** painting is discouraged due to the cost involved in repainting rooms and the accidents that can occur while painting. Please read the following and – **if you agree to all conditions** – have your signature notarized on the document, enclose a deposit of \$300* per room for each room you wish to paint and drop it off at the office **PRIOR** to the start of any painting.

If you or your roommates decide to paint and do not follow these directions, **THE FEE INCREASES TO \$500** per room and will be deducted from your total units next lease payment and be applied to a painting deposit. Your lease payment must then be brought current forthwith - without exception. This amount will increase \$50 per month until paid in full. If your roommate paints, you are also responsible. The lease is Joint and Several – as is painting.

1. **ROOM DEFINITION:** A single room is considered to be a bedroom, a hallway, a bathroom, a kitchen, a laundry room or a living room. No exterior painting.
2. A separate painting agreement and a \$300 painting deposit is required for each room. This is done to show responsibility for each room that is painted.
3. The deposit for each room will be returned in full or in part to the individual who signed the agreement between 60 and 90 days after the end of your lease if that specific room is painted back to the original Lowes Duramax Antiqued White color item #77793. If the repainting is sloppy or holes are not caulked or filled properly and the painting has to be done again – you will be charged. If paint is spilled on the flooring and not removed – you will be charged to clean (if possible) or replace the flooring in that room. If **DARK** colors (colors requiring more than one coat to cover) are used and not repainted, the cost to repaint can be over the \$300 deposit amount. You will be billed for the difference.
4. Every year BCK Rentals deals with tenants who have good intentions of repainting their room/s. At the end of their lease period they do not have the time to repaint or get in a hurry and mistakes happen. Then the new tenants are upset because they do not like the color of the room and want it painted “yesterday”. This is impossible and new tenants ask for compensation. Therefore painting deposits are required for every room that you or your roommates paint. Please remember that your lease is “Joint and Several”.

If all of the above directions and provisions are acceptable, please fill out the following and have your signature notarized. Drop the signed, notarized painting agreement – along with a deposit of \$300 per room to be painted – at the office. You can drop it through the office mail slot 24 hours per day. Again, we want to work with you but please understand that new tenants and roommates get upset when they have to deal with your decisions.

I, _____ wish to paint the _____ (room type)
at _____ lease address. I have read all of the above and agree to all of the provisions set forth. My notarized signature is below and I am enclosing a \$300 painting deposit for the specific room indicated. I understand that this deposit and agreement applies only to that specific room.

Printed Name / Date

Signature / Date

* \$300 is the approximate cost of 1 coat of paint (1 1/2 gallons), 2 brushes, 1 roller, 2 drop cloths, trim tape and labor