

**This shall be considered the BLANK Lease & Addendums per the rental application.
Information, additional provisions or other addendums may be changed or added at any time.**

Fireplace Addendum

Addendum to Lease Dated: _____

This LEASE ADDENDUM is incorporated into and made part of the lease agreement (hereafter referred to as the Lease) executed by and between _____ (hereafter referred to as the Lessor) and _____ (hereafter referred to as the Lessee) for the Leased Premises located _____.

1. The Lessee will use the fireplace at the Lessee's own risk.
2. As per the Lease, the Lessee understands that the Lessor shall not be responsible for any damages to the Lessee's personal property – including from any issues, problems or misuse of the fireplace. The Lessee's shall carry a mandatory Renter's Insurance policy that shall protect the Lessee's personal property from such damage.
3. The Lessee must immediately notify the Lessor **in writing** of any issues or required repairs to the fireplace.
4. The Lessee is responsible for the full cost that may be due for any required repair and/or replacement of the fireplace as a result of negligence by the Lessee, or the Lessee's occupants or guests.
5. Fireplaces are not only a source of danger because of fire but also can produce poor air quality if not operated properly. For this reason, the fireplace must be operated strictly in accordance with **manufacturers instructions** and in a safe manner at all times.
6. The Lessee understands that the fireplace is strictly an amenity, and that the use of this amenity is not guaranteed under the terms of the Lease. Any interruption or non-availability of its use will not violate any terms of the Lease.
7. The Lessee acknowledges the receipt of the attached "Heating Fire Safety" that is provided by the U.S. Fire Administration/FEMA and "EPA Burn Wise" provided by the EPA. Lessee agrees to read and follow all applicable safety tips included in this attachment.
8. If the Lessee violates any part of this Addendum, the Lessee will then be in default of the Lease. In the event of a default, the Lessor may initiate legal proceedings in accordance with all applicable laws and regulations to evict or have the Lessee removed from the Leased Premises as well as seek judgment against the Lessee for any monies owed to the Lessor as a result of the Lessee's default.

X _____ DATE _____
Lessee

X _____ DATE _____
Lessee

X _____ DATE _____
Lessor

X _____ DATE _____
Lessor

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Heating Fire Safety



Follow these heating tips to help maintain a fire-safe home this winter.



Space Heater

- Keep anything that can burn, such as bedding, clothing and curtains, at least 3 feet away from the heater.
- Make sure the heater has an automatic shut-off, so if it tips over, it shuts off.
- Turn heaters off when you go to bed or leave the room.
- Plug portable heaters directly into outlets and never into an extension cord or power strip.
- Only use portable heaters from a recognized testing laboratory.



Fireplace

- Keep a glass or metal screen in front of the fireplace to prevent embers or sparks jumping out.
- Do not burn paper in your fireplace.
- Put the fire out **before** you go to sleep or leave your home.
- Put ashes in a metal container with a lid, outside, at least 3 feet from your home.



Wood Stove

- Make sure your wood stove is 3 feet from anything that can burn.
- Do not burn paper in your wood stove.
- Put the fire out **before** you go to sleep or leave your home.
- Have your chimney inspected and cleaned each year by a professional.



Furnace

- Have your furnace inspected each year.
- Keep anything that can burn away from the furnace.



Kerosene Heater

- Only use kerosene heaters from a recognized testing laboratory.
- Make sure the heater has an automatic shut-off, so if it tips over, it shuts off.
- Refuel your cooled heater outside.

For more information and free resources, visit www.usfa.fema.gov/prevention/outreach.

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Burn Wise


Program of U.S. EPA


BURN THE RIGHT WOOD, THE RIGHT WAY, IN THE RIGHT WOOD-BURNING APPLIANCE


Did you know that by changing the way you burn wood you can save money, reduce air pollution and protect your health?


Here are a few simple tips to make your fire burn hotter, keep your wallet fatter and keep your local air cleaner and healthier.


 **Season all firewood.** All firewood should be split, securely covered or stored, and aged for at least six months. Seasoned wood burns hotter, cuts fuel consumption and reduces the amount of smoke your appliance produces.


 **Choose the right firewood.** Hardwoods are the best. Never burn trash or treated wood which can emit toxic air pollutants.


 **Start it right.** Use only clean newspaper or dry kindling to start a fire. Never use gasoline, kerosene, charcoal starter, or a propane torch.


 **Don't let the fire smolder.** Many people think they should let a fire smolder overnight. But reducing the air supply does little for heating and increases air pollution.


 **Clean ashes from your wood-burning appliance.** Excess ashes can clog the air intake vents reducing efficiency. Be sure to dispose of ashes in a metal container away from the house or any flammable material to reduce the risk of fire.

 **Keep your chimney clean.** A clean chimney provides good draft for your wood-burning appliance and reduces the risk of a chimney fire. Have a certified professional inspect your chimney once a year.

 **Be a good neighbor.** Follow best practices for burning wood. Always remember to comply with state and local codes and check your local air quality forecast.

 **Follow instructions.** Operate your wood-burning appliance according to the manufacturer's instructions and follow all maintenance procedures.

 **Upgrade to cleaner equipment.** EPA-certified wood stoves and fireplace inserts burn cleaner and burn wood more efficiently emitting less particle pollution than older models.

 **Size matters.** Choose the right-sized appliance for your needs. If your wood-burning appliance is too big for your room or house, the fuel will smolder and create more air pollution.



For more information on how to burn wise, go to www.epa.gov/burnwise