



Satellite Dish and/or Antenna Addendum

This document is an Addendum and is part of the Rental/Lease Agreement, dated _____ between LS Property Management and _____ for the property located at: _____.

This Addendum shall set forth Resident's rights and obligations respecting the installation, maintenance and removal of one (1) satellite dish and/or antenna within the rented premises. This Addendum complies with Federal communications Commission (FCC). Resident agrees to comply with the following restrictions:

1. **Size.** A satellite dish may not exceed 39 inches (1 meter) in diameter. An antenna or dish may receive but not transmit signals.
2. **Location.** A satellite dish or antenna may only be located (1) inside Resident's dwelling, or (2) in an area outside Resident's dwelling such as Resident's balcony, patio, yard, etc., of which Resident has exclusive use under the lease. Installation is not permitted on any parking area, roof, glass, railing, exterior wall, window, fence or common area, or in an area that other Residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to Resident for Resident's exclusive use. Allowable locations may not provide optimum signal. LS Property Management is not required to provide alternate locations if allowable locations are not suitable.
3. **Safety and Non-interference.** Satellite dish/antenna installation: (1) must comply with reasonable safety standards; (2) may not interfere with Owner cable, telephone or electrical systems or those of neighboring properties. Dish may not be connected to Owner telecommunication systems, and may not be connected to Owner electrical system except by plugging into a 110-volt duplex receptacle.
4. **Outside Installation.** If a satellite dish or antenna is placed in a permitted area outside the dwelling unit, it must be safely secured by one of three methods: (1) securely attaching to a portable, heavy object; (2) clamping it to a part of the building's exterior that lies within Resident's leased premises (such as a balcony or patio railing) or (3) any other method approved by Owner or LS Property Management. No other methods are allowed. LS Property Management may require that Resident block a satellite dish or antenna with plants, etc., so long as it does not impair reception of dish.
5. **Signal Transmission from Outside Installation.** If a satellite dish or antenna is installed outside the dwelling unit, signals may be transmitted to the interior of Resident's dwelling only by: (1) running a "flat" cable under a door jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (2) running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); (3) splicing connecting the satellite dish or antenna to existing wiring; or (4) any other method approved by Owner or LS Property Management.
6. **Installation and Workmanship.** For safety purposes, Resident must obtain LS Property Management approval of (1) the strength and type of materials to be used for installation and (2) the person or company who will perform the installation. ***Installation must be done by a qualified person, or a company that has Worker's Compensation insurance and adequate public liability insurance.*** LS Property Management approval will not be unreasonably withheld. ***Resident must obtain any permits required by local ordinances for the installation and must comply with any applicable local ordinances and state laws. Resident may not damage or alter the leased premises and may not drill holes through outside walls, door jams, window sills, etc., to install a satellite dish, antenna, and related equipment.***

Initials (____) (____) LS Property Management Initials (____)

7. **Maintenance.** Resident will have sole responsibility for maintaining a satellite dish or antenna and all related equipment. LS Property Management may temporarily remove any satellite dish or antenna if necessary to make repairs to the building.

8. **Removal and Damages.** Any satellite dish, antenna, and all related equipment must be removed by the Resident when Resident moves out of the dwelling. Resident must pay for any damages and for the cost of repairs or repainting that may be reasonably necessary to restore the leased premises to its condition prior to the installation of a satellite dish or antenna and related equipment.

9. **Liability Insurance and Indemnity.** Resident is fully responsible for any satellite dish or antenna and related equipment. **LS Property Management does require evidence of liability insurance, prior to installation, Resident must provide LS Property Management with evidence of liability insurance** to protect Owner and/or LS Property Management against claims of personal injury to others and property damage related to Resident's satellite dish, antenna, or related equipment. **The insurance coverage must be no less than \$100,000** (which is an amount reasonably determined by LS Property Management to accomplish that purpose) and must remain in force while the satellite dish or antenna remains installed. Resident agrees to defend, indemnify, and hold Owner and/or LS Property Management harmless from the above claims by others, and **LS Property Management, John R. Ellis shall be named as an additional insured party on Resident's policies.**

10. **Deposit Increase.** **LS Property Management does require an additional security deposit (in connection with having a satellite dish or antenna).** Resident agrees to pay an additional security deposit in the **amount of \$250.00** to help protect Owner against possible repair costs, damages, or any failure to remove the satellite dish or antenna and related equipment at the time of move-out. **A security deposit increase does not imply a right to drill into or alter the leased premises.**

11. **When Resident may Begin Installation.** Resident may start installation of a satellite dish or antenna only after Resident has: (1) **signed this addendum**; (2) **provided LS Property Management with written evidence of the liability insurance referred to in paragraph 9 of this addendum**, (3) **paid LS Property Management the additional security deposit, referred to in paragraph 10**; and (4) **received LS Property Management written approval** of the installation materials and the person or company who will do the installation.

Required items:

From: Person and/or Company, who will perform the installation,

- **Certificate Workers Compensation Insurance_____**,
- **Certificate Public Liability Insurance_____**,
- **From: Resident, Copy of Liability Insurance showing LS Property Management as additional insured_____**,
- **Additional security deposit in the amount of \$250.00_____.**

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

_____	_____	_____	_____
Resident #1	Date	Resident #2	Date
_____	_____	_____	_____
Resident #3	Date	Resident #4	Date

«Payable» _____
«Agent_Name», «Agent_Title» _____ Date
Cal BRE# «Agent_License» _____