

## SATELLITE DISH AND/OR ANTENNA ADDENDUM

THIS Agreement is an Addendum to and part of the Rental Agreement dated \_\_\_\_\_ between  
Landlord \_\_\_\_\_ and Resident \_\_\_\_\_  
for the property located at: \_\_\_\_\_

IN CONSIDERATION of their mutual promises, Landlord and Resident agree as follows:

☐ master dish (DirecTV) is installed on the building, all installations are to be connected to the master dish. Please call the office \_\_\_\_\_ to schedule your installation. Unauthorized installations will be removed at the Resident's expense.

☐ no master dish is installed:

1. The Resident acknowledges that they do not have a right to receive a signal. Only those Resident's who have a balcony or patio that faces South have a right to install a dish subject to the following restrictions.
2. 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.
3. The satellite dish and/or antenna may not exceed one meter (39 inches) in diameter.
4. The satellite dish and/or antenna may only be placed on a balcony, railing or patio totally within the premises being rented. Resident may not install the dish on any outside wall, roof, windowsill, common area balcony or stairwell, or any other common area not under the exclusive control of the Resident.
5. Resident may not put holes in any wall, roof, railing or glass for purposes of installation or hook up.
6. The satellite dish and/or antenna may not protrude or extend beyond the balcony railing line or patio edge.
7. Landlord reserves the right to prohibit installation if the satellite dish and/or antenna is unable to receive signals due to the geographical orientation of the rented premises (i.e. not oriented toward the south) and/or if the satellite dish and/or antenna poses a safety concern, all as determined by Landlord's sole discretion.
8. Resident(s) hereby agrees to indemnify Landlord, its employees, agents, representatives, successors and assigns for any and all claims resulting from Resident(s)' installation, removal, maintenance and/or use of the satellite dish and/or antenna. Resident assumes full and complete responsibility for any personal injury (including death) or physical damage caused by the satellite dish and/or antenna or its installation, removal, maintenance and/or use.
9. Prior to Resident(s) installing the dish and/or antenna, Resident(s) agree to obtain general liability insurance in an amount no less than \$\_\_\_\_\_ to fully cover any claims which may be made by Landlord and/or third parties as a result of damage or injury caused by the satellite dish and/or antenna, their installation, removal, maintenance and/or use. The insurance policy must name Landlord as an additional insured and a copy of the insurance policy and evidence of the payment of the required premium shall be provided to Landlord prior to installation of the satellite dish and/or antenna.
10. Resident(s) shall obtain the services of a professional installer to properly install and connect the satellite dish and/or antenna. Resident(s) covenants and agrees that no hole in the premises will be made for the purpose of wiring and further that Resident(s) shall not splice or connect the satellite dish and/or antenna to existing wiring.
11. As additional security deposit, Resident agrees to pay Landlord the sum of \$\_\_\_\_\_ (receipt of which is hereby acknowledged). Landlord may use therefrom such amount as is reasonably necessary to cover any damages caused by the installation or removal of the satellite dish and/or antenna. A security deposit increase does not imply a right to drill into or alter the rental premises. The additional security deposit shall be treated in the same manner as described in the Rental Agreement for other security deposits. **(Total of all deposits shall not exceed two months' rent for unfurnished units nor three months rent for furnished units.)**

12. Failure of Resident(s) to abide by the provisions of this Addendum, including but not limited to, the failure of Resident(s) to post and maintain the above security deposit and/or the general liability insurance required hereunder shall be deemed a material default of the Rental Agreement, and Landlord, in addition to all of its rights and remedies under the Rental Agreement, at law and/or in equity, shall be permitted to remove the satellite dish and/or antenna at Resident's(s') sole cost and expense.

13. Resident's(s') right to install and maintain the equipment contemplated herein is subject to revocation in the event Federal, State or Local law which provides such right is revoked, changed, or in any way modified in such a manner that does not require Landlord to permit such maintenance or installment of such equipment.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

Resident	Date	Resident	Date
Resident	Date	Resident	Date
Resident	Date	Resident	Date
Landlord		Landlord's Agent	Date

UNAUTHORIZED USE PROHIBITED  
For Members Only  
Apartment Association,  
California Southern Cities Approved  
Form #F33 – 2/21

