

## Satellite Dish Addendum

**Parties**

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent (Landlord): \_\_\_\_\_

Resident(s): \_\_\_\_\_ Resident(s): \_\_\_\_\_

Resident(s): \_\_\_\_\_ Resident(s): \_\_\_\_\_

As our resident, you have a limited right to install a transmitting or receiving satellite dish or receiving antenna within the leased premises, subject to FCC limitations. Your landlord, on the other hand, may impose reasonable restrictions as a condition of installing and using such equipment, and this Addendum contains the restrictions that you and we agree to follow. You understand and agree that not all residents will be able to receive satellite signals depending on the orientation of buildings and obstructions, and your failure to receive such signals shall not be the basis for any reduction in your rental amount or as the basis for any early termination of your lease agreement.

1. **Number and Size.** You may install only one satellite dish or antenna within that portion of the premises that are lease to you for your exclusive use. A satellite dish may not exceed one meter (3.3 feet) in diameter, measured diagonally. An antenna or dish may receive, but shall not transmit, signals.
  
2. **Location.** Your satellite dish or antenna must be located: (1) inside your dwelling, or (2) entirely within an area outside your dwelling (such as a balcony, patio, yard, ect.) of which you have exclusive control under your lease. Installation is not permitted on any common areas (e.g. a parking area, roof, exterior wall, window, windowsill, fence or in any other area that other residents are allowed to use), and/or in any area not permitting by local, state, or federal law. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to you for your exclusive use.
  
3. **Safety, Installation, and Non-Interference.** Your installation: (a) must comply with all applicable ordinances and laws and all reasonable safety standards; (b) may not interfere with you cable, telephone or electrical systems of those of neighboring properties; (c) may not be connected to our telecommunication systems; and (d) may not be connected to our electrical system except by plugging into a 110-Volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be sagely secured by one of two methods: (a) securely attaching it to a portable, heavy object such as a small slab of concrete (b) any other method approved by us in writing prior to the installation. Further, (a) satellite dishes cannot be installed in any manner which requires holes to be drilled through walls, windows, doors, roofs, decks, rails or floors; (b) satellite dishes cannot be installed in any manner which causes damage to the premises and/or related hardware must no invade or encroach upon the privacy of other tenants.

Initials: _____ Initials: _____
---------------------------------

No other installation methods are allowed. We may require reasonable screening of the satellite dish or antenna by plants, ext, so long as it does not impair reception. Nothing herein shall constitute a representation and/or warranty that any such installation shall be sufficient so as to adequately retrieve a satellite signal.

4. **Signal Transmission from Exterior Dish or Antenna to Interior of Dwelling.** Under the FCC order, you may not damage or alter the leased premises and may not drill holes through the outside walls, door jams, windowsills, ext. If your satellite dish or antenna is installed outside your dwelling (on a balcony, patio, ect.), the signals received by it may be transmitted to the interior of your dwelling only by the following methods: (a) running a “flat” cable under your door jam or window still in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (b) 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); (c) connecting cables “through a window pane” similar to how an external car antenna for a cellular phne can be connected to inside wiring by a devise glued to either side of the window- without drilling a hole through the window; (d) wireless transmission of the signal from the satellite dish or antenna to a devise inside the dwelling or (e) any other method supported and approved by us in writing.
5. **Additional Safety in Installation.** In order to assure safety, we must approve the strength and type of materials used for installation. A qualified person or company approved by us must do installation. Said person or company must be profession contractor, licensed in accordance with the laws of the city, county and state in which the property is located. Our approval will not be unreasonably withheld. An installer provided by the seller of the satellite dish or antenna is presumed to be qualified.
6. **Maintenance.** You will have the sole responsibility for maintaining you satellite dish or antenna and all related equipment.
7. **Removal, Damages and Injuries.** You must remove the satellite dish or antenna and all related equipment, and restore the premises to their original condition, excepting normal wear and tear, when you move out of the dwelling. You must pay for any damages and for the cost of repairs or repainting caused by negligence, carelessness, accident or abuse which my be reasonable necessary to restore the leased premises to its condition prior to the installation of your satellite dish or antenna and related equipment. In the event of any injury to persons or property caused by the satellite dish, the Resident shall be responsible for the same.
8. **Liability Insurance and Indemnity.** You are fully responsible for the satellite dish or antenna and related equipment. Prior to installation, you must provide us with evidence of liability insurance to protect us against claims of personal injury and property damage to others, related to your satellite dish, antenna or related equipment. The insurance coverage must be no less than \$100,000 (which is an amount reasonably determined by us to accomplish that purpose) and must remain in force while the satellite dish or

Initials: \_\_\_\_\_ Initials: \_\_\_\_\_

antenna remains installed. You agree to defend, indemnify and hold us harmless of the above claims by others.

9. **Security Deposit.** Your security deposit is to help protect us against possible repair costs, damages or failure to remove the satellite dish, antenna and related equipment at time of move-out. Factors affecting any security deposit may vary, depending of: (1) how the dish or antenna is attached (nails, screws, lag bolts drilled into walls); (2) whether holes were permitted to be drilled through walls for the cable between the satellite dish and the TV; and (3) the difficulty and cost of repair or restoration after removal, ect.
  
10. **When you may begin installation.** You may start installation of your satellite dish or antenna only after you have: (1) signed this addendum; (2) provided us with written evidence of the liability insurance referred to in paragraph 8 of this addendum; (3) paid us the additional security deposit, if applicable, and (4) received our written approval of the installation materials and the person or company who will do the installation.
  
11. **Miscellaneous.** If additional satellite dishes or antennas are desired, and additional lease addendum must be executed.

### **Acknowledgements**

*I have read the Satellite Dish Addendum and agree to its Terms and Conditions.*

Resident (Print): \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Resident (Print): \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Landlord(Print): \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_