



**TENANT LIABILITY AGREEMENT AND LANDLORD INDEMNIFICATION
PAINT TOUCH-UP**

TENANT: _____

TENANT: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

IT IS NEVER RECOMMENDED THAT A TENANT ATTEMPT PAINT TOUCH-UPS. Our properties are ALL professionally painted using only premium quality primers and paints with the surfaces to be painted being properly repaired, cleaned, prepped and primed prior to painting. We DO NOT have, nor do we offer, touch-up paint kits to our tenants. More often than not tenants attempting to touch-up paint only leads to more problems and expense and quite often, for one reason or another, the paint does not match. When this happens, we must prep and re-paint the entire area and that expense is 100% billable to the tenant. We recommend that if you need an area touched-up that you contact our office and schedule to have a company representative come in and evaluate the area and determine if the area can be successfully touched up or will have to be completely re-painted. We will do this for you at our cost and you will only be charged for the actual cost of the work. However, if you would like to proceed and attempt the work yourself, you can receive the paint codes where by you can go to the supplier and purchase the paint and attempt the touch-up work on your own. We will supply the paint codes to you by you first executing and delivering this indemnification and agreement to our office. Be warned, there is NEVER a guarantee either expressed or implied, by either us or the supplier, that even with the original paint codes that the paint will match.

Touch up is rarely if ever possible. The paint, even with the same paint codes, will not usually be a perfect match due to many factors beyond our or the manufacture's control. You need to plan on rolling out the entire wall where you are attempting repairs and/or touch-ups. Any drywall repairs or texture repairs must be professionally done. If attempted and the repair is not acceptable, the work will have to re-done and you will be charged to correct your attempted repair.

FULLY UNDERSTANDING THE RAMIFICATIONS, I/WE HEREWITH REQUEST THE PAINT CODES USED IN THE PAINTING OF OUR UNIT. I/WE UNEQUIVOCALLY AGREE AND ACCEPT 100% LIABILITY FOR ANY TOUCH-UP PAINT NOT MATCHING OR BEING ACCEPTABLE TO THE LANDLORD AND I/WE UNDERSTAND AND ACCEPT THAT THE LANDLORD'S ACCEPTANCE OF THE TOUCH-UP PAINT WORK IS NOT GUARANTEED AND IS AT THE SOLE AND ABSOLUTE DISCRETION OF THE LANDLORD AND SHOULD THE LANDLORD CHOOSE NOT TO ACCEPT THE TOUCH-UP WORK PERFORMED BY ME/US FOR ANY REASON THAT I/WE WILL BE CHARGED AND FURTHER AGREE TO PAY 100% OF THE COST TO REPAIR, PREP, PRIME AND RE-PAINT THE ENTIRE AREA WHERE THE TOUCH-UP OCCURRED.

BRAND	COLOR	CODE	FOR (WALLS/TRIM)

**before applying paint to multiple areas try a "TEST" area first and let it dry for 24 hours to confirm paint color/tone match!!*

ACCEPTED AND AGREED THIS _____ DAY OF _____, _____

_____, TENANT _____, TENANT

_____, LANDLORD