LEASE ADDENDUM

This Lease Addendum (this "Addendum") is made on _____ by the Landlord and the Tenant named below, and changes and adds to their lease.

Landlord: _____

Tenant(s): _____

1. PARTIES AND LEASE

Lease: the (check one) [ ] residential [ ] commercial lease dated _____ for the property at _____ (the "Premises"), as changed by _____ (the "Lease").

Effective Date: the changes in this Addendum take effect on _____.

The Landlord and the Tenant agree to change the Lease as set out below, and each party's promises are given in exchange for the other's.

2. CHANGES TO THE LEASE

This Addendum covers (check all that apply): [ ] a pet [ ] parking [ ] a no-smoking policy [ ] utilities [ ] adding or removing an occupant or tenant [ ] the rent or the lease term [ ] other changes.

Pet: the Tenant may keep this animal: _____. Pet deposit or fee: $_____ ([ ] refundable deposit [ ] non-refundable fee). Pet rent: $_____ per month. The Tenant will clean up after the pet, keep it from disturbing others, and pay for any damage or injury it causes. An assistance animal allowed as a reasonable accommodation for a disability is not a pet under this Addendum.

Parking: the Tenant may use parking space _____ for this vehicle: _____, for $_____ per month (write $0 if included in the rent). The Tenant parks at the Tenant's own risk.

Smoking: no smoking of tobacco, cannabis, vaping devices or hookahs is allowed anywhere at the Premises or on the property, except in this outdoor area (if any): _____.

Utilities: the Tenant pays for _____. The Landlord pays for _____.

Occupant or tenant: [ ] _____ joins the Lease as a tenant and is jointly responsible for it; [ ] _____ may live at the Premises as an occupant, not a tenant; [ ] _____ moves out by _____ and is [ ] released from duties arising after that date [ ] still responsible until the Lease ends.

Rent and term: starting on the Effective Date, the monthly rent changes from $_____ to $_____, and the Lease now ends on _____.

Other changes: _____

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_____

3. EFFECT ON THE LEASE

Except as changed by this Addendum, all other terms of the Lease stay the same and remain in full effect. If this Addendum conflicts with the Lease, this Addendum controls. Signing this Addendum does not waive any earlier default or right.

4. GENERAL TERMS

The Lease and this Addendum together are the complete agreement on their subject. Any further change must be in writing and signed by the Landlord and every tenant. If any part of this Addendum is unenforceable, the rest stays in effect. The laws of the State of _____ govern this Addendum. It may be signed in counterparts and electronically.

Note: many states cap security deposits, and a pet deposit usually counts toward that cap. Check your state's rules, and any local rent rules, before you sign.

SIGNATURES

Landlord

Signature: _____ Date: _____

Printed Name: _____

Tenant

Signature: _____ Date: _____

Printed Name: _____

Tenant

Signature: _____ Date: _____

Printed Name: _____

New or Departing Tenant (if any)

Signature: _____ Date: _____

Printed Name: _____

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