

Addendum to Residential Lease

Premises: _____

The lease (Lease) between _____

(Tenant) and _____ (Landlord) is amended as follows:

1. This Addendum to Lease (Addendum) supersedes any other terms or provisions contained in the Lease.
2. Tenant acknowledges that he or she has been provided a copy of the Operating Rules (Rules), if any and the CC&Rs of the association in which the Leased premises are located and agrees to comply with all requirements of owners of units/lots who are subject to the Rules and CC&Rs.
3. Tenant understands and agrees that the following conditions apply:
 - Tenant must occupy the entire premises.
 - A restriction contained within the CC&Rs limits the Landlord's right to enter into leases for a period of time (often 1 or 2 years) after the Landlord acquired the premises. Tenant acknowledges and understands that provision.
 - Tenant may not sublease or assign any rights under the Lease.
 - Tenant is subject to the same disciplinary procedures as owners and may be subjected to the same fines or other discipline as owners of units/lots for violations of the Rules and/or CC&Rs after a noticed hearing.
 - Tenant understands and acknowledges that the CC&Rs may contain an Assignment of Rents provision. This means that if the Landlord fails to pay homeowner association assessments, then Tenant is required to pay such assessments, but may deduct such payments from any rent owing.

The undersigned have read the entire Lease and Lease Addendum and agree to comply with all of their terms.

Landlord

Tenant

Landlord

Tenant

Date: _____

Date: _____