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LEASE ADDENDUM

Addendum number: [1, 2, 3...]
Date of this addendum: [date]
Effective date of the changes: [date]

1. The Original Lease

This Lease Addendum ("Addendum") changes the lease dated [date of original lease] (the "Lease") for the property at [street address, unit, city, state, ZIP] (the "Property") between:

Landlord: [Landlord's full legal name or company name], of [mailing address], [email] ("Landlord"), and

Tenant: [full legal names of every tenant who signed the Lease] ("Tenant").

Earlier addenda or amendments to the Lease, if any: [list by date, or "none"].

2. How This Addendum Works

This Addendum becomes part of the Lease once every party listed above has signed it. It changes only the terms stated below. All other terms of the Lease stay in full effect. If this Addendum and the Lease conflict on a term this Addendum covers, this Addendum controls.

Only the sections ticked below apply. Any section not ticked is not used and has no effect.

3. Pet

☐ This section applies. ☐ Not used.

Landlord gives Tenant permission to keep the following animal at the Property:

- Type and breed: [e.g. dog, beagle]
- Name: [name]
- Approximate adult weight: [weight]
- Licensed and vaccinated as required by local law: ☐ Yes

Pet deposit: [$ amount, or "none"], held and returned on the same terms as the security deposit in the Lease, subject to any limit on total deposits under state or local law.
Pet rent: [$ amount] per month, due with rent, or ☐ none.

Tenant is responsible for the animal's behavior, for cleaning up after it, and for the cost of repairing any damage it causes beyond normal wear and tear. Tenant will keep the animal from creating a nuisance for neighbors. Other rules: [e.g. leashed in common areas, not left outside unattended, or "none"].

Permission covers only the animal named above. Any other animal needs a new written addendum.

This section does not apply to an assistance animal (such as a service animal or emotional support animal) for a person with a disability. A request for an assistance animal is handled as a reasonable accommodation request under fair housing law, and pet deposits, pet rent and pet rules in this section do not apply to it.

4. Parking

☐ This section applies. ☐ Not used.

Landlord assigns Tenant the following parking: [space number, garage, driveway, or description].

- Vehicle: [make, model, color, plate number]
- Parking fee: [$ amount] per month, due with rent, or ☐ no fee.
- Rules: [e.g. no vehicle repairs, no storage of inoperable vehicles, guest parking location, towing policy].

Landlord may change the assigned space only with [number] days' written notice and only for a space of similar size and convenience.

5. Rent Change

☐ This section applies. ☐ Not used.

Starting on [date], monthly rent changes:

- From: [$ current rent]
- To: [$ new rent]

☐ The due date, grace period and late fee in the Lease stay the same.
☐ The following also change: [describe, e.g. new due date].

The parties confirm this rent change complies with any rent limit, rent stabilization rule or notice requirement that applies to the Property. If any part of it does not, that part is replaced by the most that the applicable law allows, and the rest of this Addendum stays in effect.

6. Added Occupant or Tenant

☐ This section applies. ☐ Not used.

Name of the added person: [full legal name]
Move-in date: [date]

The added person is (tick one):

☐ **A tenant.** The added person becomes a Tenant under the Lease, with the same rights and responsibilities as every other Tenant, including joint responsibility for the full rent. They sign this Addendum.
☐ **An approved occupant.** The added person may live at the Property but is not a party to the Lease and is not responsible for rent. The existing Tenant remains responsible for the occupant's conduct.

Change to rent because of this addition: [$ amount, or "none"].
Change to the security deposit: [$ amount, or "none"].

7. Other Changes

☐ This section applies. ☐ Not used.

[Describe any other change in plain words, e.g. "Tenant may paint the second bedroom a color approved in writing by Landlord, and will return it to the original color at move-out," or "The Lease end date changes from [date] to [date]."]

8. General Terms

Entire addendum. This Addendum, together with the Lease and any earlier signed addenda, is the entire agreement between the parties about the Property. Any further change must be in writing and signed by Landlord and every Tenant.

Governing law. This Addendum is governed by the laws of the State of [State].

Severability. If any part of this Addendum is found invalid or unenforceable, the rest remains in effect.

Counterparts and electronic signatures. The parties agree this agreement may be signed electronically and in counterparts, and an electronic signature has the same effect as a handwritten one.

Every party who signed the Lease, and any person becoming a Tenant under Section 6, must sign below. Copy a Tenant block for each additional tenant.

Signatures

Tenant
Signature: _____
Name: [full name]
Date: [date]

Second Tenant (if any)
Signature: _____
Name: [full name]
Date: [date]

Landlord
Signature: _____
Name: [full name]
Date: [date]