

ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT

This Addendum to Residential Rental Agreement is made this _____ day of _____, 20____, and is incorporated into and shall be deemed to amend and supplement the Residential Rental Agreement made by the undersigned Tenant and Landlord, their heirs, successors and assigns, dated _____. The Residential Rental Agreement and this Addendum pertain to the premises described in said agreement and located at _____.

This Addendum is required by Chapter 11, Part 2, Section 104.F, of the Harrison Township Code of Ordinances.

NOTICE TO TENANTS

UNTIL THE LANDLORD OBTAINS A LICENSE FROM HARRISON TOWNSHIP, THE ABOVE-NAMED PREMISES MAY NOT BE LEASED TO OR OCCUPIED BY A TENANT. TENANTS SHOULD NOT MOVE IN UNTIL THEY HAVE RECEIVED A COPY OF THE LICENSE ISSUED FOR THIS PREMISES.

ADDITIONAL COVENANTS AND OBLIGATIONS

In addition to the covenants and obligations set forth in the aforementioned Residential Rental Agreement, Tenant and Landlord hereby covenant and agree as follows:

Landlord's Covenant and Obligations:

1. Landlord shall keep and maintain the leased premises in compliance with all applicable codes and Ordinances of Harrison Township and all applicable state laws and shall keep the leased premises in good and safe condition.
2. The manager for the leased premises shall be as follows:

Name: _____
Address: _____
Phone: _____
Email: _____

3. The Landlord shall be responsible for regularly performing all routine maintenance, including lawn mowing and ice and snow removal, and for making any and all necessary repairs in and around the leased premises, except for any specific tasks which the parties hereby agree shall be delegated to the Tenant and which are identified as follows:

_____ (Tenant's Duties)

4. The Landlord shall promptly respond to reasonable complaints and inquiries from the Tenant.
5. The Landlord shall comply with all applicable provisions of the Landlord- Tenant Act of the Commonwealth of Pennsylvania.

Tenant's Covenants and Obligations:

Tenant shall comply with all applicable Codes and Ordinances of Harrison Township and all applicable state laws.

1. Tenant agrees that the maximum number of persons residing in the RENTAL DWELLING UNIT at any time shall be ____ and the maximum number of persons permitted within the common areas of the leased premises at any time shall be ____ .
2. Tenant shall dispose of all rubbish, garbage and other waste from the leased premises in a clean and safe manner in compliance with Township Ordinances.
3. Tenant shall non-engage in any conduct on the leased premises which is declared illegal under the Pennsylvania Crimes Code or Liquor Code or the Controlled Substance, Drug, Device and Cosmetic Act, nor shall Tenant permit others on the premises to engage in such conduct.
4. Tenant shall use and occupy the leased premises so as not to disturb the peaceful enjoyment of adjacent or nearby premises by others.
5. Tenant shall not cause, nor permit nor tolerate to be caused damage to the leased premises except for ordinary wear and tear.
6. Tenant shall not engage in, nor permit others on the leased premises to engage in, "disorderly practices" which is defined as "any form of conduct, action, incident or behavior perpetrated, caused or permitted by any occupant or visitor of a RENTAL DWELLING UNIT that is so loud, untimely (as to the hour of the day), offensive, riotous or that otherwise unreasonably disturbs other persons in their peaceful enjoyment of their premises such that a report is made to the Police and/or the Ordinance Enforcement Officer. It is not necessary that such conduct, action, incident or behavior constitutes a criminal offense, not that perpetrated, caused or permitted the commission of disruptive conduct as defined herein. Provided, however, that no disorderly practices shall be deemed to have occurred unless the Ordinance Enforcement Officer or Police shall investigate and make a determination that such did occur, and keep written records, including a Disorderly Practices Report of such occurrence".
7. Tenant acknowledges and agrees that this tenancy is subject to the provisions of the Landlord Licensing and Tenant Conduct Ordinance of Harrison Township and that Noncompliance with said Ordinance relating to the leased premises shall constitute a breach of the rental agreement of which this addendum is a part. Upon such breach, Landlord shall have the right and option to pursue any and all of the following remedies:
 - a. Termination of the rental agreement without prior notice;
 - b. Bring an action to recover possession of the leased premises without abatement of rents paid including reasonable attorney's fees and costs;
 - c. Bring an action to recover the whole balance of the rent and charges due for the unexpired lease term, including reasonable attorney's fees and costs;
 - d. Bring an action for damages caused by Tenant's breach, including reasonable attorney's fees and costs.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

WITNESS

TENANT Date

WITNESS

TENANT Date

WITNESS

LANDLORD Date

WITNESS

LANDLORD Date