

RENTAL ADDENDUM TO LEASE

This Addendum is entered by _____ and
Lessors, _____ and _____
and _____ Lessees, for residential unit
_____ at the Village Homes at St. Anthony Falls pursuant to a written lease.

Agreement dated _____, 20__ to which this Addendum becomes a part thereof.

Lessors and Lessees hereby state that a Written Lease Agreement has been entered into by the parties for a term of three hundred and sixty five days or more; that signatories to the Lease and/or this Addendum have received or will receive a current copy of the Rules and Regulations of the Village Homes at St. Anthony Falls; that the signatories to the Lease and/or this Addendum are familiar with and will abide by the Rules and Regulations as stated or amended; that signatories to the Lease and/or this Addendum will be subject to sanctions and/or fines for their violation; and, that the written Lease is subject in all respects to the provisions of the Rules and Regulations as stated or amended and conditional upon and will be enforceable against the Lessor only if and so long as the statements and assurances in the Lease or this Addendum are true and abided by, and otherwise shall be a default under the Lease and said Lease can be terminated on thirty days written notice from the Lessor.

Lessees hereby state that the occupancy by the stated occupant(s) will not be in violation of any code, ordinance of law; that neither the Lessee nor any of the stated occupants have been convicted of a felony in the last five years for crimes of theft, breaking and entering, burglary, property vandalism or similar crimes against property or assault, battery, rape, criminal sexual conduct, homicide or other crimes against persons; and, that none have any background of residential disruption.

An executed written lease containing all of the statements contained herein and/or this completed and executed Addendum and a \$75 nonrefundable processing fee shall be delivered to the Management Office no later than fifteen(15) business days prior to the proposed occupancy of the residential unit. The failure to timely deliver the written Lease or this Addendum shall be treated as if the required statements were verified as untrue.

The Association, directly or through its management, shall take those steps reasonably necessary to verify the statements and assurances set out in the Lease or this Addendum and inform the potential Lessor within fifteen (15) business days whether the statements have been verified as not true. In the event the Association fails to so report, the proposed occupancy shall be regarded as a permitted occupancy.

In the event the Association finds and reports to the potential Lessor that one or more of said statements or assurances have been verified to be untrue, neither the Association nor the potential Lessor shall permit any move-in or non-owner occupancy, which if permitted shall become a Prohibited Occupancy.

In the event any occupancy has commenced as a permitted occupancy, it may become a Prohibited Occupancy at such time as (1) the Association's management finds that any of the said statements or assurances have become untrue or have been breached, (2) has notified the Lessor and occupant that management will seek a determination of violations and sanctions, (3) such a determination has been made and the Association determines that the circumstances are such that termination of the occupancy is the appropriate sanction, and (4) the Lessor has failed to take those steps necessary to lawfully terminate the occupancy.

Executed by the parties hereto on _____, 20__

Lessors

Lessees

Vehicle Identification Information

Make	Model	Year	Color	Plate Number

Note: This Addendum is applicable to all non-owner occupants (lessees) who commence occupancy in any of the dwelling units at Village Homes at St. Anthony Falls on or after November 17, 2003.