**RESIDENTIAL LEASE ADDENDUM – SHORT TERM LEASE FEE**

This Addendum is made part of the Residential Lease Agreement (“Lease”) dated      , by and between       (“Landlord”) and       (“Resident(s)”) for the premises located at       (“Premises”).

**1. Purpose.**
The parties agree that a short-term lease increases administrative and operational costs for the Landlord. To offset these costs, a Short-Term Lease Fee shall apply to all lease terms of less than twelve (12) months, as well as to all successive renewals, as outlined below.

**2. Short-Term Lease Fee.**

* **Six (6) Month Lease Term:** A monthly short-term-lease fee of **Seventy-Five Dollars ($75.00)** shall be charged.
* **Seven (7) to Eleven (11) Month Lease Term:** A monthly short-term-lease fee of **Fifty Dollars ($50.00)** shall be charged.
* **Twelve (12) Month lease term or Longer:** No Short-Term Lease Fee shall apply.

**3. Payment.**
The applicable Short-Term Lease Fee shall be due and payable with the monthly rent each month, due on the first day of the month.

**4. Incorporation.**
Except as expressly modified by this Addendum, all other terms and conditions of the Lease shall remain in full force and effect. In the event of any conflict between this Addendum and the Lease, the terms of this Addendum shall control.

**Resident(s) Acknowledgement and Agreement:**
By signing below, Resident(s) acknowledge that they have read and understood this Addendum and agree to its terms.

**Resident(s):**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_