BOROUGH OF GLASSPORT
ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT

This **Addendum to Residential Rental Agreement** shall be incorporated into, amend, and supplement the residential rental agreement made between the undersigned landlord and tenant, their heirs, successors and assigns.

Date Of This Addendum	Date Of Residential Lease	Property Address & Unit Number	
Manager for Leased Premises	Manager's Phone Number	Manager's Address	
Max # Of People Allowed In Unit At Any Time		Max # Of People Allowed In Common Area At Any Time	

ADDITIONAL COVENANTS AND OBLIGATIONS PERTAINING TO RESIDENTIAL RENTAL AGREEMENTS
In addition to provisions set forth in the residential rental agreement, tenant and landlord hereby covenant and agree as follows

LANDLORD'S COVENANTS AND OBLIGATIONS

1. The landlord shall keep and maintain leased premises in safe condition and ensure that leased premises comply with all applicable Borough codes, Borough ordinances, and state laws.
2. The landlord shall promptly respond to reasonable complaints and inquires from the tenant.
3. The landlord shall comply with all applicable provisions of the landlord-tenant act of the Commonwealth of Pennsylvania.
4. The landlord shall be responsible for performing or making arrangements for regular routine maintenance including lawn mowing, ice and snow removal, and all necessary repairs to 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 COVENANTS AND OBLIGATIONS

1. The tenant shall comply with all applicable Glassport Borough codes and ordinances and state laws.
2. The tenant agrees with the maximum number of people allowed in the rental unit and in common areas as listed above.
3. The tenant shall dispose of all rubbish, garbage and waste from the leased premises in a clean and safe manner that complies with Glassport ordinances.
4. The tenant shall not cause, permit or tolerate others to damage the leased premises beyond ordinary wear and tear.
5. The tenant shall not engage in nor permit others to engage in any conduct on the leased premises which is declared illegal under the Pennsylvania Crimes Code, Liquor Code, or the Controlled Substance, Drug, Device or Cosmetic Act.
6. The tenant shall not engage in nor permit others to engage in disruptive conduct on the leased premises. Disruptive Conduct is defined as any form of conduct, action, incident or behavior perpetrated, caused or permitted by any occupant or visitor of a regulated dwelling unit that is so loud, untimely, offensive, riotous or otherwise unreasonably disturbs other persons in their peaceful enjoyment of their premises such that a report is made to the police or the Code Enforcement Officer. Disruptive conduct constitutes a criminal offense provided that the police or Code Enforcement Officer investigates, determines, and documents that such conduct did occur regardless of criminal charges filed against any person(s) in commission of such conduct.
7. The tenant acknowledges and agrees that this tenancy is subject to the provisions of the Glassport Borough Regulated Rental Unit Occupancy Ordinance. A certificate of noncompliance with this Ordinance as issued by any Glassport Borough municipal officer shall constitute a breach of the rental agreement and this addendum. Upon such a breach, the landlord shall have the right and option to pursue any and all of the following remedies:
   - Termination of the rental agreement without notice
   - Bring an action to recover possession of the leased premises without abatement of rents paid including reasonable attorney's fees and costs
   - Bring an action to recover the whole balance of rent and charges due for the unexpired term of the lease including reasonable attorney's fees and costs.
   - Bring an action for damages caused by the tenant's breach including reasonable attorney's fees and costs.

TENANT _____ DATE _____

TENANT _____ DATE _____

LANDLORD _____ DATE _____