

LOFTS AT PERKINS ROWE CONDOMINIUM Association
Mandatory Lease Addendum

This Lease Addendum ("Addendum") is incorporated into the Lease ("Lease") between _____ and _____ for Unit _____ at Lofts at Perkins Rowe. This Addendum governs and supersedes any conflicting Lease provisions.

- 1. Superseding Terms:** This Addendum controls over any inconsistent Lease terms.
- 2. No Subleasing:** Subleasing is prohibited. Only full-unit leases are permitted. No room rentals or transfers.
- 3. Pets:** If permitted by the landlord, pets must be registered with the HOA and comply with all applicable rules.
- 4. Rules & Regulations:** Tenant must comply with all HOA rules, as amended. Violations constitute lease default. Rules available on TownSq.
- 5. Vehicle Registration:**

Tenant Vehicle: Color _____ Make _____ Model _____ License Plate _____
Tenant Vehicle 2: Color _____ Make _____ Model _____ License Plate _____
- 6. Contact Information** – Phone and email for emergencies and enrollment in TownSq and Security
- 7. Water Bill:** Water service shall remain in the owner's name. Owner may bill tenant per Lease.
- 8. Recording:** Leases may not be recorded. Recording renders the Lease null and void.
- 9. Insurance:** HOA master policy does not cover unit contents. Tenant must obtain renters insurance.
- 10. Indemnification:** Tenant agrees to defend and hold harmless the Owner, Lofts at Perkins Rowe Condominium Association, and Building A Residential and Retail Condominium.
- 11. Term:** Lease term must be 6–12 months. Renewals require HOA approval.
- 12. Acknowledgment:** Tenant acknowledges this Addendum overrides conflicting Lease terms.

Agreed and Accepted:

Tenant _____ Date: _____ Owner/Manager: _____ Date: _____

Name: _____ Phone: _____ Name: _____

Email: _____

Tenant _____ Date: _____ Owner/Manager: _____ Date: _____

Name: _____ Phone: _____ Name: _____

Email: _____