

TOWN ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT

This Addendum to Residential Rental Agreement is made this ____ day of _____, ____, 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 ___10/7/2010_. The Residential Rental Agreement and this Addendum pertain to the premises described in said agreement and located at_____. This addendum is required by Article II, Section E, of the Regulated Rental Unit Occupancy Ordinance of the town of Bloomsburg.

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:

A. Landlord's Covenant and Obligations:

1. Landlord shall keep and maintain the leased premises in compliance with all applicable Codes and Ordinances of the Town of Bloomsburg 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:

B & L Properties
PO Box 723, Sellersville PA 18960
215-257-3853
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.
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.

B. Tenant's Covenants and Obligations:

1. Tenant shall comply with all applicable Codes and Ordinances of the Town of Bloomsburg and all applicable state laws.
2. Tenant agrees that the maximum number of persons permitted within the regulated rental unit at any time shall be ____ and the maximum number of persons within the common area of the leased premises at any time shall be ____.
3. Tenant shall dispose of all rubbish; garbage and other waste from the leased premises in a clean and safe manner and shall separate and place for collection all recyclable materials in compliance with Bloomsburg's Solid Waste and Recycling Ordinance.
4. Tenant shall not 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.
5. Tenant shall use and occupy the leased premises so as to not disturb the peaceful enjoyment of the adjacent or nearby premises by others.

6. Tenant shall not cause, nor permit, nor tolerate to be caused, damage to the leased premises, except for ordinary wear and tear.

7. Tenants shall not engage in, nor tolerate, nor permit others on the leased premises to engage in, "disruptive behavior" which 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 that otherwise unreasonably disturbs other persons in their peaceful enjoyment of their premises such that a report is made to the police and/or to the Code Enforcement Officer. It is not necessary that such conduct, action, incident or behavior constitute a criminal offense, nor that criminal charges be filed against any person in order for a person to have perpetrated, caused or permitted the commission of disruptive conduct as defined herein. Provided, however, that no disruptive conduct shall be deemed to have occurred unless the Code Enforcement Officer or police shall investigate and make a determination that such did occur, and keep written records, including a Disruptive Conduct Report of such occurrence."

8. Tenant acknowledges and agrees that this tenancy is subject to the provisions of the Regulated Rental Unit Occupancy Ordinance of the Town of Bloomsburg and the issuance by any municipal officer of the Town of Bloomsburg of a Certificate of 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.

ADDENDUM 1 TO THE RESIDENTIAL RENTAL AGREEMENT

In Witness thereof, the parties have here unto set their hands and seals the day and year written.

(Print Name of Tenant)

(Signature of Tenant)

(Print Name of Tenant)

(Signature of Tenant)

(Print Name of Tenant)

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(Print Name of Tenant)

(Signature of Tenant)

WITNESS-OWNER OR AGENT

DATE