**LEASE ADDENDUM**

The lease, as executed on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Tenant) and the \_\_\_\_\_\_\_\_\_\_\_\_\_\_ Housing Authority (LHA) is hereby extended under the same conditions as the original lease mentioned above with the exception of the following amendment(s):

(a) Section II. A. **RENT**

Tenant shall pay [25%] [27%] [30%] [32%] of monthly net household income as rent.

The rent for the extension period shall be $\_\_\_\_\_\_\_\_\_\_\_ per month, effective and

payable on or before the first (1st) day of each month, commencing on \_\_\_/\_\_\_/\_\_\_\_\_\_.

(b) Section I. **DESCRIPTION OF THE PARTIES AND THE LEASED PREMISES** (authorized members of tenant household)

Except as otherwise provided in the lease, the leased premises shall be occupied by the following named individuals only:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(c) Section III. **ELECTRICITY, HEATING FUEL AND GAS**

Tenant shall pay the cost of [all] [some] [none] (circle one) of the following utilities:

[ ] Electricity [initials: ] [ ] Propane or Heating Oil [initials: ] [ ] Gas [initials: ]

[ ]Electric heat [initials: ]

LHA shall pay the cost of the utility(s) that are not checked and initialed and LHA shall cross out the utility(s) not applicable at this property.

(d) Section V.(C) **OCCUPANCY AND USE OF LEASED PREMISES:** Personal Care Attendant

If a Tenant or a household member has a disability and as a consequence of that disability requires the services of a full-time, live-in personal care attendant, in accordance with 760 CMR 5.03: Family(Household)(b), any such personal care attendant, if determined by the LHA to be qualified, shall be deemed a household member for purposes of determining the appropriate unit size in public housing.

If the Tenant wants to add a full-time live-in personal care attendant to the lease, the personal care attendant must be approved as an additional household member pursuant to Section XII of this lease prior to residing in the leased premises.

(e) Section VIII.(G) **LHA OBLIGATIONS:** Appliances

To provide a stove and the following additional appliances, if any, in safe condition and working order at initial occupancy:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_     \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_      \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_       \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
                        (Specify any additional appliances to be provided by LHA)

If a refrigerator is not explicitly listed in the above spaces as being provided by LHA, Tenant is responsible for providing a refrigerator for the leased premises.

(f) Section VIII.(H) **LHA OBLIGATIONS**: Locks

To provide new door locks or rekeyed door lock cylinders at the beginning of the tenancy, and thereafter to rekey door lock cylinders within a reasonable time of Tenant's request and at Tenant's expense.  To rekey locks in accordance with M.G.L. c. 186, § 26 within forty-eight (48) hours upon request of Tenant or a household member who is under an imminent threat of domestic violence, rape, sexual assault or stalking at the premises and to waive charges for the cost where circumstances warrant.

(g) Section X.(C)(7) **TERMINATION OR VOIDING OF LEASE:** Termination by LHA

Income which exceeds the maximum allowable for a household under applicable regulations or authorization, provided that LHA shall provide an exemption for six (6) months and may provide an additional exemption for up to an additional six (6) months if Tenant can establish hardship which prevents an earlier relocation of the household to unsubsidized housing.

All other conditions of the original lease and addenda except those changed by separate subsequent addendum such as monthly rent and authorized occupants, shall remain in effect.

Executed this \_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_.

Tenant: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

LHA: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_