

Residential leases are governed by state and local landlord-tenant law — security deposit limits and return deadlines, notice periods, late-fee limits, and required disclosures (including the federal lead-based paint disclosure for housing built before 1978) vary by location, and some cities add rent-control or just-cause rules. This template is a general starting point only — not legal advice — and should be checked against your state and local law, or reviewed by a local attorney, before use.

Lease Addendum

Landlord: [Landlord name] **Tenant:** [Tenant name] **Addendum date:** [Date]

1. The Lease Being Changed

This addendum changes the lease dated [Date] between Landlord and Tenant for the residence at [Street address, unit number, city, state, ZIP] (the "Lease"). It is addendum number [Number] to the Lease.

2. Effective Date

The changes below take effect on [Date].

3. Changes to the Lease

The Lease is changed as follows. [Delete the examples you don't need and describe each change precisely — name the section of the Lease being changed and what it now says.]

Example — pet: "Tenant may keep one [type, breed] named [name]. Tenant will pay a pet deposit of [Amount] and pet rent of [Amount] per month, and is responsible for any damage the pet causes." [Do not use this for an assistance animal; see the FAQ.]

Example — new occupant: "[Name] is added to the Lease as a Tenant, jointly responsible for all obligations under the Lease from the effective date." [Add the new tenant as a signer.]

Example — rent change or renewal: "Section [Number] is changed so the monthly rent is [Amount] from [Date]" / "The Lease term is extended to [End date]; all other terms stay the same."

Example — parking, storage, or rules: "Tenant is assigned parking space [Number] for an additional [Amount] per month."

4. Everything Else Stays the Same

Except as changed by this addendum, every term of the Lease remains in full effect. If this addendum and the Lease conflict, this addendum controls.

5. State and Local Rules

[Check your state and city before using this addendum to raise rent, add fees, or change notice periods: many limit how much and how often rent can increase, require advance written notice of the change, cap total deposits (including pet deposits), or require a specific form.]

6. Signatures

This addendum is effective only once signed by Landlord and every Tenant on the Lease.

Signatures

By signing below, each party agrees to these terms.

[Landlord name] ("Landlord")

Signature: _____ Printed name: _____ Date: _____

[Tenant name] ("Tenant")

Signature: _____ Printed name: _____ Date: _____

This template is a general starting point, not legal advice — customize it and have it reviewed for your situation.