

## RESIDENTIAL LEASE ADDENDUM

The Parties to the Residential Lease Agreement as modified and supplemented by this Addendum are: Tenant / Head of Household \_\_\_\_\_ and the Hopewell Redevelopment and Housing Authority as the Landlord of the property located at \_\_\_\_\_. The Parties to the Original Lease Agreement are also the sole Parties to this Addendum.

The Virginia Residential Landlord and Tenant Act (VRLTA), Sections 55.1-1200 through 55.1-1262 of the Code of Virginia, was enacted into law in 1974. The VRLTA establishes the rights and obligations of landlords and tenants in Virginia. The VRLTA supersedes all local, county, and municipal landlord and tenant ordinances. The VRLTA has been amended in 2020 to include a new requirement that a landlord include with a written lease the Statement of Tenant's Rights and Responsibilities (see attached). Also, new in 2020 are restrictions on maximum charges for late rent that the landlord may impose.

Pursuant to the Original Lease Agreement, the Monthly Rent is late if not paid by the fifth of the month. If the fifth falls on a weekend or holiday, rent is due by 5:00 p.m. on the following business day. Pursuant to this Lease Addendum, effective November 12, 2020, the Late Fee applicable to rent, maintenance or utility charges received after the date required will be the lesser of:

- 10% of the monthly rent; or
- 10% of the unpaid balance; or
- Twenty Five Dollars (\$25)

This Lease Addendum is pursuant to the HRHA Admissions and Continued Occupancy Policy and HUD regulation which provides that the Tenant has received notification of the new terms of the lease and have had 30 days to accept the lease provisions. If the Tenant does not accept the offer of the lease addendum within that 30 day timeframe, the tenancy will be terminated for other good cause.

This Lease Addendum is entered into by Tenant and Owner as of the date provided below.

\_\_\_\_\_  
Tenant / Head of Household Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Manager Signature

\_\_\_\_\_  
Date