

Appendix 11-1-A

West Lebanon Township's Required Addendum  
to Residential Rental Agreement

This Addendum to Residential Rental Agreement is made this \_\_\_\_ day of \_\_\_\_\_, 2008, and is incorporated into and shall be deemed to amend and supplement the Residential Rental Agreement made by the undersigned Tenant and Owner, their heirs, successors and assigns, dated \_\_\_\_\_, 20\_\_\_\_.

The Residential Rental Agreement and this Addendum pertain to the Premises described in said Agreement and located at \_\_\_\_\_. This Addendum is required by the Residential Rental Licensing and Inspection Ordinance of the Township of West Lebanon.

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 Obligations:

1. The Landlord shall keep and maintain the leased Premises in compliance with all applicable Codes and Ordinances of the Township of West Lebanon and all applicable State laws and shall keep the leased Premises in good and safe condition.
2. The Manager for the Rental Unit shall be as follows:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Physical Address: \_\_\_\_\_

Daytime Telephone Number: \_\_\_\_\_

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, except for any specific tasks which the parties hereby agree shall be delegated to the Tenant and which are identified as follows:

B. Tenant's Obligations:

1. The Tenant shall comply with all applicable Codes and Ordinances of the Township of West Lebanon and all applicable State laws.

2. The Tenant agrees that the maximum number of unrelated persons permitted within the Regulated Rental Unit at any time shall be 3, unless a more restrictive provision is established in the lease, or unless a higher number has specifically been allowed in a Township Zoning Permit.

3. The Tenant shall dispose of all rubbish, garbage and other waste from the leased Premises by a GLRA-permitted refuse hauler in a clean and safe manner, and shall separate and place for collection all recyclable materials in compliance with applicable Township of West Lebanon ordinances.

4. The Tenant recognizes that three or more Disruptive Conduct Reports in a one-year period will result in eviction from the property under the Township of West Lebanon Residential Rental Licensing and Inspection Ordinance. The Tenant recognizes that they are responsible for the behavior of the guests on the property and shall not permit them to engage in disruptive conduct.

a. Disruptive Conduct is defined as a form of conduct, action, incident or behavior perpetrated, caused or permitted by an Occupant or Guest of a Regulated Rental Unit that:

1) is a violation of Ordinances of the Township of West Lebanon and that is so loud, untimely as to time of the day, offensive and/or nuisance-causing that it unreasonably interferes with the peaceful enjoyment by other persons of their premises or causes damage to property that is owned by others,

2) involves music or noise that is disruptive to persons occupying a different dwelling unit,

3) involves music that is audible from a street, sidewalk or dwelling from a minimum distance of 50 feet from the premises where the sound is originating,

4) is the subject of a criminal citation for Disorderly Conduct, or

5) is the subject of a criminal citation under the Pennsylvania Crimes Code or the Pennsylvania Liquor Code.

5. The Tenant shall not cause, nor permit nor tolerate to be caused, damage to the premises that is beyond standard wear and tear.

6. The Tenant agrees to make the Rental Unit available for a scheduled inspection by Township Code Enforcement Officers during reasonable hours, after the Tenant receives advance notice from the Owner or Manager of the Rental Unit that the Township has requested an inspection.

7. The Tenant acknowledges and agrees that this tenancy is subject to the provisions of the Residential Rental License and Inspection Ordinance of the Township of West Lebanon, and that failure to comply with such ordinance may result in eviction of occupants or suspension or revocation of the Owner's privilege to rental a residential unit.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Witness

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Tenant

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Witness

\_\_\_\_\_  
Tenant

