

RIVER PLACE EAST HOUSING COOPERATIVE LEASE ADDENDUM

This addendum is made _____ day of _____, 2022, by and between _____ (“Landlord”) and _____ (“Tenant”) as an addendum to a lease executed by Landlord(s) and Tenant(s), dated _____, (“the Lease”) for unit E-_____ in River Place East, 1021 Arlington Blvd, Arlington, Virginia, 22209.

In addition to the covenant and conditions of the Lease, the Landlord(s) and Tenant(s) further agree as follows:

The Lease is subject and subordinate to the provisions of the Bylaws, the Rules and Regulations and Proprietary Lease of the Housing Corporation, as the same may be amended from time to time. In the event of any inconsistency, or conflict between this Lease and the provisions of the above governing documents of the provisions of the Proprietary Lease, Bylaws and the Rules and Regulations of the Housing Corporation shall prevail in the above order.

Any failure by tenant to comply with the terms of the Housing Corporation Proprietary Lease, Bylaws or Rules and Regulations shall constitute a default under the Lease. In the event of such default, the Board of Directors or any Officer designated by the Board shall have the power as attorney-in-fact for the Shareholder to terminate the lease and bring summary eviction proceedings against the tenant if such default is not cured within seven (7) days of sending written notice of the default to the Shareholder.

Please note that the following are prohibited as residents in the building:

1. Persons who are listed on the Virginia Sex Offender Registry or who have been convicted of a crime in another state which would require them to register with the Virginia Sex Offender Registry.
2. Persons who have ever been convicted of a crime of violence which is classified or would be classified as a felony in Virginia.

In the event of default in the payment by the Landlord(s) of any sums, fees or assessment required to be paid under the Proprietary Lease, Bylaws or Rules and Regulations of the Housing Corporation, the Housing Corporation shall be entitled to take over all rights of the Landlord(s) set forth in the Lease, including the right to collect rent directly from the Tenant(s). Written notice of the exercise of this option by the Housing Corporation shall be delivered to the Landlord(s) and the Tenant(s), either in person or by certified or registered mail.

By signing below, Landlord affirms that he/she has taken appropriate actions to vet the tenants and has provided the Tenant(s) with the River Place East governing documents.

OCCUPANCY LIMITS OF THE UNITS ARE:

Efficiency: two people
One Bedroom: three people
Two Bedroom: four people or five members of one family

Date: _____ Landlord/Agent _____

Date: _____ Tenant: _____

Date: _____ Tenant: _____