

TENANT GUEST POLICY ADDENDUM

This Addendum is entered into by and between _____, ("Landlord") and _____, ("Tenant(s)") on this _____ day of _____, 20____. This Addendum is incorporated into the original Lease Agreement signed on: _____.

Tenant(s) is renting from Landlord the Property located at:

Hereinafter, these individuals are known collectively as the "Parties."

TERMS

1. The Tenant(s) may invite guests to the rental property, subject to limitations on occupancy and other locally applicable laws.
2. Guests must obey the law and the rental agreement, and must not interfere with neighbors.
3. Guests and social gatherings must remain inside the private rented area.
4. Guests shall not stay more than ____ consecutive nights without permission from the Landlord.
5. Guests shall not stay more than ____ nights within a 6-month period without permission from the Landlord
6. Any guest residing at the property for more than ____ days in a six-month period or spending more than ____ nights consecutively will be considered a tenant. This person must be added to the lease agreement.
7. The Landlord may increase the rent when a new Tenant is added to the lease agreement.
8. No more than ____ guests shall occupy the unit at the same time.
9. A guest also becomes a tenant based on the landlord's determination of the following factors:
 - a. Guests who receive mail at the property
 - b. Guests who move furniture into the unit
 - c. Guests who have their own key

- d. Guests who are spending most nights on the property
 - e. Guests who pay rent or contribute to household expenses
10. The Landlord reserves the right to prohibit the return of guests who do not respect these reasonable regulations.
11. Unauthorized occupancy is a lease violation, and grounds for eviction.
12. Additional rules:

LANDLORD/TENANT ACKNOWLEDGEMENT

By signing below, the following parties acknowledge and agree to the information above. Failure to sign and return this addendum will result in the termination of this agreement.

Landlord's Signature _____ Date _____

Tenant's Signature _____ Date _____

Tenant's Signature _____ Date _____

Agent's Signature (if used) _____ Date _____