

Lease Agreement Addendum

A product of the
CINCINNATI AREA BOARD OF REALTORS®
Approved by Board Legal Counsel

**This is a legally binding contract. If not understood,
seek legal advice. For real estate advice,
consult your REALTOR®.**



1 The undersigned Buyer and Seller, having executed a Contract to Purchase ("Contract") dated _____, _____, covering the following described real estate ("Real Estate"), located in _____ (City), _____ (County), _____ (State,) known as: _____ further agree that the undersigned Seller ("Tenant") offers to lease from the Buyer ("Landlord") said Real Estate upon closing.

2 LEASING TERMS:

- (a) The lease term shall be for _____ (days, months) beginning _____, _____ (Date) and ending _____, _____ (Date).
- (b) **RENT:** Rent, payable in advance (weekly, monthly, total), shall be: _____.
- (c) **SECURITY DEPOSIT:** Security Deposit, to be paid at closing and held by Landlord, shall be: _____ and shall be returned to Tenant pursuant to state Tenant-Landlord law.
- (d) **MAINTENANCE BY TENANT:** The Tenant at his expense shall be responsible for the maintenance and repair of the Real Estate as set forth in the Contract to Purchase.
- (e) **REAL ESTATE TAXES:** Taxes for the Real Estate shall be paid for by Landlord.
- (f) **INSURANCE:** Insurance for the Real Estate shall be paid for _____ by the Landlord. Insurance for the tenants' property contained in the Real Estate shall be paid for by the tenants. *(Both parties shall contact their respective insurance providers regarding coverage and provide the other with evidence of coverage.)*
- (g) **UTILITIES:** Utilities are to be paid for by the tenant and shall be discontinued as of _____ (date).
- (h) **POSSESSION OF PROPERTY:** Tenant shall vacate the property by the end of the lease term and shall remove all debris and personal possessions not included with the Contract to Purchase.
- (i) **KEY EXCHANGE:** Tenant shall deliver keys to the property to the Landlord on _____ (date).
- (j) **LANDLORD'S ADDITIONAL OBLIGATIONS:** Landlord shall: _____.
- (k) **TENANT'S ADDITIONAL OBLIGATIONS:** Tenant shall: _____.
- (l) **Other terms:** _____

3 **ACCEPTANCE:** This addendum, upon execution by the parties, becomes an integral part of the Contract to Purchase. Except as amended or modified by this addendum, the Contract, in all other respects, remains the same. This addendum shall survive the closing until the expiration of the lease term defined herein.

Date: _____

Date: _____

Buyer (Landlord)

Seller (Tenant)

Buyer (Landlord)

Seller (Tenant)

Witness: _____

Witness: _____