**ADDENDUM TO THE LEASE**

**DATE OF LEASE OFFER: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**OWNER/LANDLORD: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**TENANT(S): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**LEASED PROPERTY ADDRESS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

The above-cited Lease Agreement is amended to include the following provisions. Tenant, Landlord and Innovative Housing Institute, Inc. (“IHI”) understand and agree as follows:

1. The Security Deposit for the above unit is $\_\_\_\_\_\_\_\_, (the ‘Security Deposit’).
2. Tenant has contributed $\_\_\_\_\_\_\_\_\_\_\_towards payment of the Security Deposit.
3. IHI is contributing in the amount of $\_\_\_\_\_\_\_\_\_\_\_ to Landlord to make up the balance that Tenant owes to Landlord for the security deposit for the above-referenced unit;
4. The IHI funds are being paid to Landlord on Tenant’s behalf to facilitate Tenant’s residency\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and other resident of other IHI Program participants.
5. In the event that Tenant is entitled to a refund of all or a part of the Security Deposit under the terms of the Lease Agreement, Tenant’s refund shall be limited to\_\_\_\_\_\_\_\_\_\_ plus interest under the terms of the lease Agreement; and Landlord shall pay the balance of the refund directly to IHI at the address set forth below.
6. Tenant hereby waives all right, title and interest in and in and to that portion of the Security Deposit that was paid to Landlord by IHI.
7. IHI hereby subrogated to the right of the Tenant with respect to the Security Deposit and shall receive all notices, right and remedies afforded to Tenant as provided in Section 8-203and 8-230.1 of the Real Property article of the Annotated Code of Maryland. All notices to IHI, including notices required by Section 8-230 and 8-230.1 I shall be sent to:

**Innovative Housing Institute, Inc.**

**22 Light Street, Suite 300**

**Baltimore, MD 21202**

1. Tenant hereby gives her / his authorization to Landlord to permit Landlord to discuss all aspects of the Lease Agreement with IHI and to provide IHI and its employees with copies of all notice, invoices, rent rolls and other documents that they may request regarding Lease Agreement.

**Tenant Date**

Name (print)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Title\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Landlord Signature Date**

Name (print)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Title\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**Innovative Housing Institute Date**

Name (print)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Title\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_