

Conditional Lease Addendum (Montgomery County Only)



Community: _____ Building #: _____ Apt. #: _____ Resident #: _____

Based on our review of your application and your credit, financial, and rental history, it has been determined that your application does not meet the property's minimum rental requirements for a Standard Lease. As a result, your application for a Standard Lease has been denied.

It has been determined, however, that you are eligible for a **three-month Conditional Lease ("Conditional Lease")** with the property. If you want to enter into a Conditional Lease, please read the following terms carefully and sign at the bottom of this page. This Addendum will become part of your Lease Agreement.

A security deposit of one month's rent or a bond covering up to no more than two months of rent will be required.

An initial lease term of 3-month ("Conditional Lease Term") will be offered to you at a monthly base rent of \$_____. Upon expiration of the Conditional Lease Term, your lease will automatically convert to month-to-month tenancy at the same rental rate in effect on the date of expiration unless, subject to the applicable law, Lessor offers a new lease term at a rental rate to be determined by Lessor and you accept the offer, or Lessor decides to terminate your lease with due notice.

Your account will be monitored and evaluated each month. Rent is to be paid in accordance with the Lease Agreement on the first (1st) of each month. If you experience financial emergency, which may cause your rent to become late, it is your responsibility to do the following:

1. Contact a member of the property's Resident Services Team to schedule an appointment.
2. During the appointment, you will discuss the reasons for your late rent payment and provide documentation verifying the cause of the delay in payment.

By signing below, I acknowledge that I have read the terms above and agree to be bound by them. I further acknowledge that the landlord gave me a statement 1) explaining why the landlord had reasonable cause not to offer me a two-year lease term; and 2) telling me that I can challenge the landlord's action by filing a complaint with the Montgomery County Department of Housing and Community Affairs.

_____ Applicant's Printed name	_____ Applicant's Signature	_____ Date
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SMC Representative's Signature

Date

