

CURRENT RESIDENT ADDENDUM

This will serve as an Addendum to the Resident Occupancy Agreement dated _____ (the “**Agreement**”) regarding property located at _____ (the “**Home**”), between Corvias Air Force Living, LLC (“**Owner**”) and _____ (“**Resident**”).

1. **Acknowledgment of Residence.** Owner and Resident acknowledge that Resident occupied the Home on and prior to the Lease Commencement Date, and Resident shall continue to reside in the Home under the Resident Occupancy Agreement.
2. **Amendments to Resident Occupancy Agreement.** Owner and Resident agree to the following amendments to the Resident Occupancy Agreement:
 - a. The following is added to the end of the first sentence in Section 3, Term/Automatic Renewal: “Owner reserves the right to extend the Lease Commencement Date to a date no later than _____ (the “Delayed Lease Commencement Date”), and to delay the Lease Expiration Date to twelve (12) months after the Delayed Lease Commencement Date (the “Delayed Lease Expiration Date”). For Owner to delay the dates of the Term, Owner must notify Resident of the Delayed Lease Commencement Date and Delayed Lease Expiration Date prior to the original Lease Commencement Date. Owner’s notification to Resident shall be by certified mail, return receipt requested. In such event, the Agreement shall commence on the delayed Lease Commencement Date and terminate on the delayed Lease Expiration Date.”
 - b. The following sentence is added to the end of the second paragraph in Section 4, Rent: “As of the Lease Commencement Date, if Resident is occupying a Home that is in a Housing Category above the Resident’s military pay grade, then the Monthly Rent shall be based on the BAH at the “with dependents” rate of the military pay grade of the Resident (or senior service member in multiple member households).”
 - c. Section 7, Condition of Home upon Occupancy, is deleted in its entirety and replaced with the following: “Resident acknowledges that he/she is in possession of the Home on the Lease Commencement Date and RESIDENT ACCEPTS THE HOME “AS IS” AS OF THE DATE RESIDENT ORIGINALLY COMMENCED OCCUPANCY OF THE HOME, which condition is described in Resident’s original move-in condition form, a copy of which is on file with Community Manager and will be provided to Resident upon request. However, Resident reserves the right to inform Community Manager of any change in condition from Resident’s original move-in date to the Lease Commencement Date (“**Change in Condition**”) that was not the responsibility of Resident. Resident must submit any Change in Condition information to Community Manager within thirty (30) days of the Lease Commencement Date. Community Manager may, with 48 hours prior notice, inspect the Home to validate the Change in Condition. If both parties agree, then the Change in Condition will be documented and Resident will not be responsible to remedy the Change of Condition at move-out.”
 - d. The following sentence is added after the second sentence in the first paragraph of Section 11, Pets: “On the Lease Commencement Date, if Resident has more than two (2) pets in the Home, then Resident may keep all of those pets as long as each pet is listed on the Pet Addendum.”
 - e. The second paragraph of Section 11, Pets, is deleted in its entirety and replaced with the following: “A pet deposit will not be required.”
 - f. Section 29(a)(iv), Resident’s Obligations Upon Vacating the Home, is amended to read: “clean and deliver the Home to Community Manager in the same condition as it was delivered upon the original commencement of tenancy, less ordinary wear and tear and any conditions noted in a Change of

Condition notice by Resident, following the cleaning requirements for move-out as established in the RRG.”

3. **Grandfathered Items.** Resident had the following approved improvements/items at the Home prior to the Lease Commencement Date, and such items would not typically be allowed pursuant to the Agreement; however, Owner hereby agrees to allow Resident to maintain such items until the Lease Expiration Date or when Resident vacates the Home, whichever is later (collectively, the “**Grandfathered Items**”):

[to be completed by Community Manager]: _____

- a. Owner or Community Manager shall have the right to inspect and approve the Grandfathered Items to ensure that such items match the above description.
- b. The full and total cost for all things related to the Grandfathered Items shall be borne by and paid for by Resident. Resident will also have full and total responsibility, including financial, for any and all damage to the Home, buildings, common areas, and other areas. as a result of the Grandfathered Items.
- c. Resident agrees to indemnify and hold harmless Owner and Community Manager, their agents, owners, and employees from any and all claims arising from the Grandfathered Items, unless due to the negligence or willful misconduct of Owner, Community Manager, or their agents, owners or employees.
- d. Upon Resident’s departure from the Home, Resident shall either [SELECT ONE (*to be completed by Community Manager*)]:
 - Remove the Grandfathered Items at Resident’s sole cost and expense. Resident shall fully restore the Home to the same move-in condition as it was prior to the Grandfathered Items, except for normal wear and tear. Resident will only receive any refunds otherwise due to Resident after the final inspection and Community Manager’s approval of the restoration of the Home.
 - Leave the Grandfathered Items in the Home. The Grandfathered Items shall become the property of Owner without compensation to the Resident. Resident will only receive any refunds otherwise due to Resident after the final inspection of the Home.

Resident	Corvias Air Force Living, LLC, by Corvias Management – AF, LLC, its agent
Signature: _____	Signature: _____
Printed Name: _____	Printed Name: _____
Date: _____	Date: _____