



ADDENDUM TO RESIDENTIAL LEASE AGREEMENT

# No Short Term Rentals

As residents of a Trident community, your lease explicitly forbids subleasing of any kind without the express permission of Trident. The hosting of Short Term Rentals is considered subleasing. Use of hosting platforms, such as AirBNB or CouchSurfing, to provide lodging in your apartment is a violation of your lease.

All residents are strictly prohibited from subletting or renting to any third party, or allowing occupancy by any third party, of all or any portion of the dwelling, whether for an overnight use or duration of any length, without written consent of Trident management.

Leaseholders are responsible for any damage that occurs or costs that are incurred as a result of violating this policy. The behavior of any persons on the property under these circumstances is also the responsibility of the any and all leaseholders, including any legal and/or financial consequences.

The penalties for failing to comply with this policy are as follows:

- First Offense: \$500 fine and a final warning**
- Second Offense: \$1000 fine and immediate eviction.**

A violation of this policy by one tenant is considered a violation by everyone on the lease per the joint and several provision of the lease.

**I (We) fully understand** the above No Short Term Rentals policy and have all questions regarding the policy answered to my (our) satisfaction.

**I (We) agree to abide by** the No Short Term Rentals policy and will not, through digital or other avenues, take part in hosting activities as described above.

**I (We) understand** that if I (we) violate this policy I (we) understand and agree to the above described penalties and fines.

Tenant's Names (Signatures)	Date	Tenant's Names (Signatures)	Date
1. _____	_____	4. _____	_____
2. _____	_____	5. _____	_____
3. _____	_____	6. _____	_____

Landlord or Agent \_\_\_\_\_ Date \_\_\_\_\_