

Housing Authority of Newport, KY
Residential Lease Addendum
(Effective April 2026)

This Addendum is agreed to and shall be made part of the lease agreement between:
The Housing Authority of Newport, KY (Owner/Agent) and,
_____ (Tenants), for the premises located at
_____.

This lease addendum is a supplemental document that adds new terms, conditions, or disclosures to the existing residential lease agreement without changing the original core provisions. It is a legally binding document, and both the Landlord and Tenant must sign it to acknowledge and agree to the changes.

The lease agreement is hereby amended as follows:

Section 3: Rental Payments – Four (4) late rent payments within a 12-month period shall constitute a repeated late payment and be considered a violation of the tenant's obligations under the lease.

Section 5: Resident Obligations – The resident agrees:

(i) To store gas grills and charcoal grills at least 10 feet from the building, and not to use any grill under the porch or roof overhang, and not to leave the grill unattended while in use.

(u) that Residents, other household members, or guests of Residents are prohibited from carrying a concealed handgun, firearm, or other deadly weapon on or about their person anywhere on Housing Authority property, including, without limitation, all common areas, grounds, buildings, and facilities under the control of the Housing Authority, except for the Resident's own dwelling unit.

Section 8: Rent Recertifications – For purposes of determining eligibility for LIHTC, all income (as prescribed in Section 42 of the Internal Revenue Code) will be included. For purposes of the HUD 50058 calculation and Resident rent payment, all income will be included, with the exception of exclusions mandated by HUD.

Notwithstanding anything to the contrary in this Section, any resident who cannot project annual income for a twelve (12) month period or reports zero income is required to report to the Housing Authority every three (3) months, as scheduled, for a review.

Section 14: Access by Landlord – In the event that the Resident and all adult members of the household are absent from the dwelling unit at the time of entry, the Landlord shall leave a card stating the date, time, and name of the person entering the dwelling unit, and the purpose of the visit. Failure to allow the Landlord to enter the unit may result in adverse legal action.



COMPLIANCE: Failure to sign this Lease Addendum within thirty (30) days will result in the termination of the Resident's lease.

Except as specifically mentioned in this Addendum, all other terms and conditions of the Original Lease shall remain in full force and effect. In the event of any conflict between the terms of the Lease and this Addendum, the terms of this Addendum shall govern.

Upon execution by both the Landlord and the Tenant, the amendments set forth above shall be legally binding on all parties.

Once signed, this Addendum shall be attached to and incorporated into the lease. Any violation of the terms of the Addendum shall constitute a violation of the lease.

***Each adult household member is required to sign below to acknowledge and accept the changes outlined herein.**

Tenant (1) Signature: _____ Date: _____

Print Name: _____

Tenant (2) Signature: _____ Date: _____

Print Name: _____

Tenant (3) Signature: _____ Date: _____

Print Name: _____

Tenant (4) Signature: _____ Date: _____

Print Name: _____

Landlord Signature: _____ Date: _____

Print Name: _____