



*Snow Garden Apartments, LLC*

**ADDENDUM A**

***(Required of Tenants using Financial Aid and/or scholarship funds to pay rent)***

This *Addendum A* is part of the Residential Lease Agreement (hereafter referred to as “Lease”) entered into between Snow Garden Apartments, LLC (“Landlord”) and \_\_\_\_\_ (“Tenant”) for the following Lease Term: \_\_\_\_\_,

which starts in the year 20\_\_\_\_ and ends in the year 20\_\_\_\_\_.

Landlord recognizes that financial aid/scholarship funds may not be disbursed to Tenant prior to the date rent is due. The terms of this *Addendum A* supersede the portion in Section 3 of Lease that outlines the late fees for the regular rent schedule. To avoid late fees and defaulting under the Lease (*see* Section 14 of Lease), Tenant must agree to and meet the following conditions:

1. **Prior to the date rent is due** as set forth in Section 3 of the Lease, Tenant must provide verification from Snow College (or other applicable institution) that financial aid and/or scholarship funds will be awarded to Tenant for the School Terms within the Lease Term. If Tenant fails to provide timely verification, this Addendum may be voidable by Landlord.
2. Tenant shall also provide Landlord with verification from the funding source that identifies the time when the financial aid/scholarship funds will be made available. Tenant has seven (7) calendar days from the time that financial aid/ or scholarship funds have been dispensed to pay rent in full. If Tenant fails to timely pay rent after receipt of such funds, Tenant will be assessed a \$100 late fee and \$5 for each day thereafter that Tenant’s account balance remains unpaid. If rent is not paid within fourteen (14) days of when such funds first became available, Tenant will be in Default of the Lease (as defined in Section 14 of the Lease) and Landlord may pursue its remedies for Default.
3. If Tenant becomes ineligible for financial aid/scholarship, Tenant remains fully responsible for the payment of rent, and the terms of this Addendum become void.
4. If financial aid/scholarship funds do not cover the full cost of rent, Tenant is still responsible to pay rent, in full, within seven (7) calendar days from the time when financial/scholarship funds became available.
5. **Tenant is not eligible for the payment plan outlined in Section 3 of the Lease**, nor is Tenant eligible to set up a payment plan for the remainder of their account balance, in such case where financial aid/scholarship funds do not cover the full amount.

By signing, Tenant indicates that Tenant has read and understands the terms and conditions of this *Addendum* and is willing to abide by and be bound by these terms.

Tenant: \_\_\_\_\_  
*Print Name*

Landlord: Snow Garden Apts., LLC

\_\_\_\_\_  
*Signature* *Date*

\_\_\_\_\_  
*Signature* *Date*