RedBird Homes LLC

Property Use Addendum

1. Purpose of Addendum

This Addendum outlines the acceptable uses for the property outside of the Resident's primary residence. This includes using the property for running a hospitality-based business, such as a short-term (defined as stays from 1-30 days) or mid-term (defined as stays of 31+ days) rental property. As a part of this Addendum, the Landlord grants the Resident the rights associated with listing, renting, and generally using this property for the purposes of running a Short-Term or Mid-Term Rental. This includes listing the property on online rental platforms such as but not limited to, Airbnb, VRBO, Booking.com, Travelnurse.com, and similar websites (collectively, the "Short-Term" or "Mid-Term" Rental Platforms).

2. Responsibilities and Maintenance

- The Resident agrees to ensure compliance with all applicable laws, regulations, and local ordinances governing short-term or mid-term rentals.
- The Resident agrees to maintain the property in good condition and address any issues that arise because of guest use in a timely manner.
- Resident agrees to maintain proper renters' and business insurance coverage and provide proof of such coverage to the Landlord upon request.
- Resident shall ensure that guests adhere to any rules or restrictions set forth by the Landlord and/or Homeowners Association (if applicable).
- The Resident agrees to screen all guests and take reasonable measures to ensure that guests are respectful of the Property and its surroundings.

3. Term of Short-Term or Mid-Term Rental Agreement

This Addendum shall be valid for the duration of the Lease unless otherwise terminated by either party in writing. Any termination of this agreement requires a 30-day written notice and will not affect the original Lease Agreement unless otherwise specified. Upon termination, the Resident shall cease all short-term or mid-term rental activity and remove the Property from all Short-Term or Mid-Term Rental Platforms.

ACCEPTANCE OF PROPERTY USE ADDENDUM:

RESIDENT SIGNATURE:_____ **DATE:**_____

RESIDENT SIGNATURE:_____ **DATE:**_____

PROPERTY MANAGER:_____ **DATE:**_____