

MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

ADDENDUM TO LEASE
EXTENDED ABSENCE OF UNIT DUE TO MEDICAL REASONS

WHEREAS, the Owner has received Section 811 Project Rental Assistance (“Section 811 Assistance”) from the Maryland Department of Housing and Community Development of the State of Maryland (the “State”); and

WHEREAS, as a condition to receiving the Section 811 Assistance from the State, the Owner must provide rental housing to persons with disabilities referred by the Maryland Department of Health (“MDH”) or the Maryland Department of Disabilities (“MDOD”); and

WHEREAS, the tenant may have a need for an extended absence from the unit due to medical reasons;

NOW, THEREFORE, it is hereby agreed and understood by the Tenant that the following conditions apply to this Lease:

1. The Tenant is required to notify the Owner within 30 days of an absence that is expected to last longer than 30 days that he/she will be absent from their unit due to medical reasons;
2. Absence in this situation cannot exceed 180 days in a 12 month period.
3. If the Tenant is absent from the unit, due to medical reasons for no longer than 180 continuous days they may maintain their right to the unit provided:
 - a. The Tenant’s portion of rent is paid on time each month; and
 - b. The Tenant has paid their utility bills, if any, on time each month.
4. If the Tenant does not comply with Section 1, 2 and 3, the Owner may consider the unit abandoned and follow the rules consistent with state and local law regarding nonpayment of rent.

This ADDENDUM is hereby incorporated into and hereafter is a part of the Lease by and between Tenant and Owner for rental unit #_____ located at

_____.

TENANT(S):

Date

Signature: _____
Printed Name: _____

Date

Signature: _____
Printed Name: _____

OWNER/MANAGING AGENT

Date

Signature: _____
Printed Name: _____