

MISSOURI STATE-SPECIFIC ADDENDUM

This Missouri State-Specific Addendum (this "Addendum") is made and entered into as of _____ (the "Effective Date") by and between _____ ("Owner", "us", "we" or "our") and _____ ("Resident(s)", "you" or "your")

Landlord and Resident entered into that certain Lease Agreement dated _____ (the "Contract") for a bedroom (the "Bedroom") in the _____ located at _____ (the "Property") to which this Addendum is attached. If any provision of this Addendum conflicts in whole or in part with the terms of the Lease Agreement, the provisions of this Addendum shall control.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby acknowledge and agree as follows:

1. Terms. Capitalized terms used but not defined in this Addendum shall have the meanings given in the Lease Agreement (the "contract")
2. Maintenance of Resident Records. Owner and Agent may enter into an agreement with a third party service provider to maintain resident records in electronic form or other medium. In such case, Owner and Agent shall not be liable in the event of a breach of the electronic data of the third party service provider, except in the case of gross negligence or intentional act.
3. Early Termination by Military Personnel. Section 6. of the Lease Agreement is hereby amended or superseded, as the case may be, if and to the extent such section is in consistent with Service members' Civil Relief Act (50 U.S.C. App. §§501-597b)
4. Statutory Notice to Tenant. Resident shall exercise whatever due diligence Resident deems necessary with respect to information concerning sex offenders registered under Sections 589.400 to 589.425 of Missouri Revised Statutes.
5. Waiver of Homestead Exemption. Resident expressly waives the benefit of any and all homestead exemption laws of Missouri.
6. Applicability of Missouri Law. This Lease Agreement (the "Contract") is supplemented by, and is to be construed with, and interpreted by, the Laws of Missouri.
7. Default. Any violation of the terms and conditions of this Addendum shall be, at Property Owner's option, an immediate Event of Default under the Lease Agreement (the "Contract"). In addition to any remedies available to the Owner under the Lease Agreement (the "Contract") or at law, Owner shall have the right to fine Resident a reasonable amount, determined by Owner, for any violation of this Addendum.

IN WITNESS WHEREOF, Property Owner and Resident have executed this Addendum as of the date and year first above written.

RESIDENT: _____

Management Company: _____

By: _____, its agent

SAMPLE DOCUMENT ONLY