

AIRBNB LEASE ADDENDUM

1. **THE PARTIES.** This Airbnb Lease Addendum (“Addendum”), made effective as of _____, is by and between:

Landlord: _____ (“Landlord”) and

Tenant: _____ (“Tenant”).

The Landlord and Tenant are each referred to herein as a “Party” and, collectively, as the “Parties.”

2. **ORIGINAL LEASE.** This Addendum is being added to the lease agreement between the Parties, dated _____ (“Original Lease”), for the property located at

 (“Premises”). Except as specifically mentioned in this Addendum, all other terms and conditions of the Original Lease shall remain in full force and effect.

3. **SHORT-TERM SUBLEASING.** The Landlord shall allow the Tenant to sublease the Premises on Airbnb, collect rent generated from said rental, and permit short-term subtenants to stay at the Premises, provided that:

(1) the subleasing of the Premises adheres to the terms and conditions of this Addendum and the Original Lease;

(2) the Tenant is liable for any damage, repairs, and maintenance resulting from said short-term subtenants during the term of the Original Lease;

(3) the Tenant is solely responsible for the conduct of any subtenants;

(4) the Tenant complies with all applicable laws, regulations, and ordinances related to short-term rentals, including obtaining any required permits and paying any applicable taxes; and

(5) the Tenant shall indemnify and hold the Landlord harmless from any and all liability, loss, damage, or expenses arising from the sublease of the Premises, including but not limited to any claims brought by subtenants, guests, or third parties.

4. **SECURITY DEPOSIT.** The Tenant shall provide an additional security deposit in the amount of \$_____ to the Landlord at least thirty (30) days before the first day of the first Airbnb rental.

5. **REVENUE.** The Tenant shall: (check one)

- Share Revenue. The Tenant shall pay to the Landlord ____% of the net proceeds of each Airbnb rental, as and when received by the Tenant.

- NOT Share Revenue. The Tenant shall not be required to pay to the Landlord any proceeds of the Airbnb rentals.

6. INSURANCE. The Tenant shall maintain, at the Tenant's sole expense, insurance during the term of any Airbnb rental, protecting the Parties against liability for bodily injury and wrongful death of any person and damage to the property of any person, in the amount of at least \$ _____, endorsed to make the Landlord an additional insured.

7. EXECUTION. This Addendum may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Landlord Signature: _____ **Date:** _____

Print Name: _____

Tenant Signature: _____ **Date:** _____

Print Name: _____