The current world-wide Coronavirus (COVID-19) pandemic has had unprecedented impacts on residential rentals, including travel restrictions, self-imposed and governmentally required isolations, and closures of both governmental and private businesses.

Unforeseen circumstances related to COVID-19, including but not limited to: a lack of maintenance or other service provider; Tenant being subject to a mandatory quarantine; closings of or delays in related government and business services; a declaration of state of emergency by the Governor of Virginia prohibiting travel; or otherwise (hereinafter “COVID-19 Condition”) require additional Rules & Regulations.

As a result of this, the following Rules and Regulations are adopted, effective immediately and will remain in place until 30 days after the end of the COVID-19 Condition:

1. Tenants who are subject to a recommended or mandatory quarantine extending past the end of their Lease are holdover Tenants and must pay Rent equal to the Per Diem Rent set forth in section 1(h) of the Lease multiplied by the number of days Tenant stays in possession of the Dwelling Unit after the end of the Lease. Such quarantined Tenants must vacate the Dwelling Unit within 15 days of the end of the quarantine. Tenants not subject to a quarantine extending past the end of their Lease and Tenants who remain in the Dwelling Unit past the 15th day after the end of the quarantine will be treated as holdover tenants in Paragraph 28 of the Lease.

2. Disclosure of any tenants testing positive for COVID-19 is not a mandatory disclosure for real estate licensees. As such, the property manager will not disclose to any tenants whether someone has tested positive. If you are concerned about potential exposure, you should take necessary precautions recommended by the Centers for Disease Control.

3. All Rent must be paid online. If you are unable to pay your Rent online, contact the property manager for alternatives.

4. Understanding that there may be a shortage of maintenance workers and vendors, Landlord will make every effort to make all repairs materially affecting health and safety immediately. Repairs not materially affecting health and safety may be postponed until the end of the COVID-19 Condition.

5. Common areas and facilities that cannot be maintained in accordance with Executive Orders from the Governor of Virginia, Centers for Disease Control recommendations, or other governmental requirements will be closed. These restrictions may be related to the maximum number of people who may congregate, recommendations on minimum distances between individuals, cleaning/sanitizing recommendations, or other recommendations.

6. All moveout inspections will be conducted in person by the property manager with the ability for the Tenant to participate via live-interaction video (video call or other technology). Tenants who do not have access to appropriate technology should contact the property manager if they wish to participate in the moveout inspection for alternatives.

All other provisions of the Lease remain in full force and effect at this time.