

LOWER ALSACE TOWNSHIP

1200 Carsonia Avenue

Reading, PA 19606

Phone (610)779-6400 - Fax (610) 370-0797

REGISTRATION OF RENTAL PROPERTIES

The Board of Supervisors of Lower Alsace Township, Berks County, Pennsylvania has amended existing Ordinances for the purposes of updating the requirements for the Registration of Rental Properties. Lower Alsace Township has partnered with PROCHAMPS.com to administer the Vacant Property and Rental Property Registration & Licensing Program.

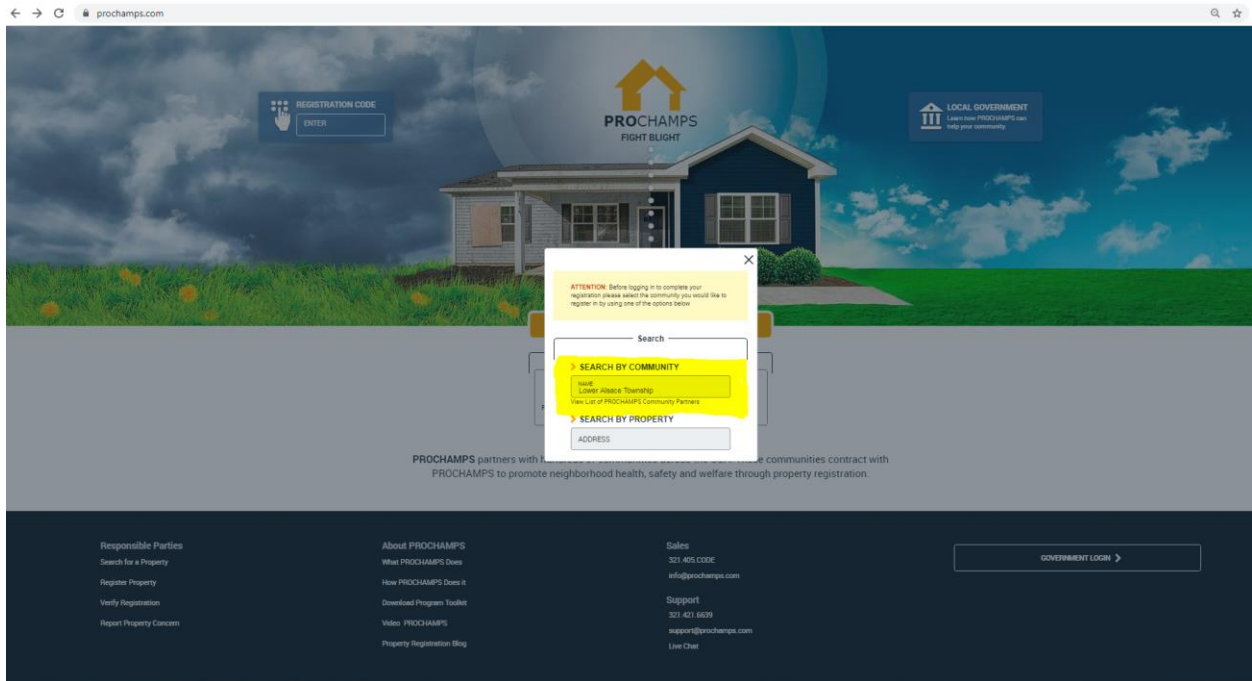
In order to comply with the Rental Property Registration Program requirements, owners of rental properties must register the rental properties online via PROCHAMPS.com and pay a registration fee for the vacant properties. All registrations and payments should be submitted directly to PROCHAMPS.com.

You may access and begin this registration process through www.prochamps.com website and selecting the “Rental Registration and Licensing” option:

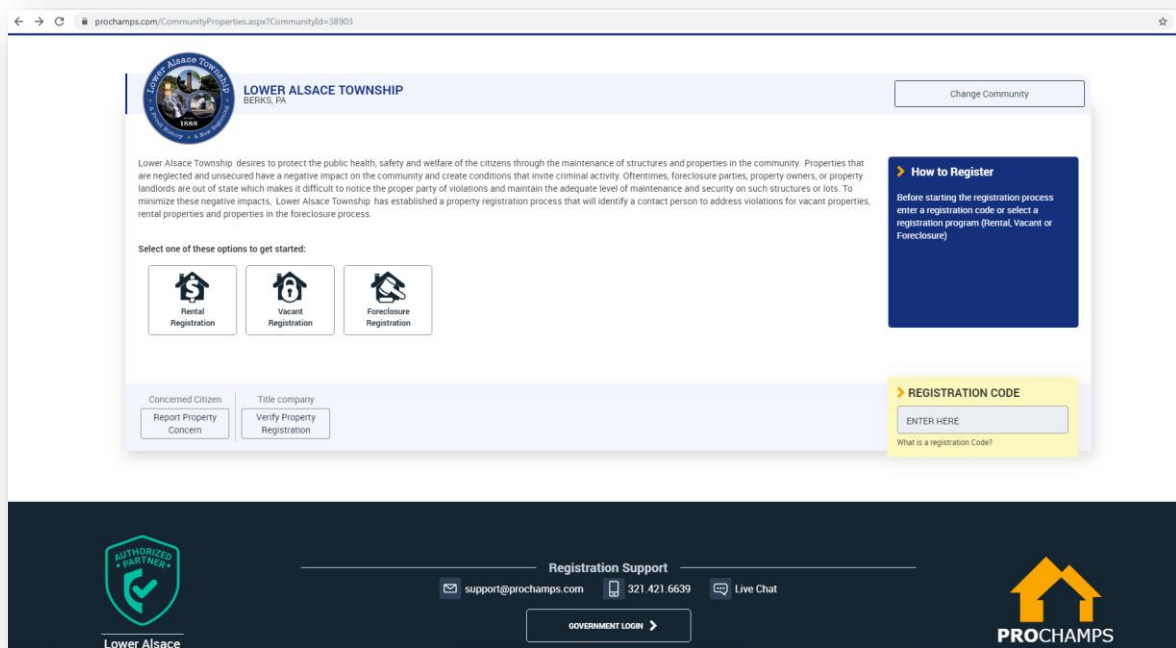
PROCHAMPS partners with hundreds of communities across the USA. These communities contract with PROCHAMPS to promote neighborhood health, safety and welfare through property registration.

Responsible Parties Search for a Property Register Property Verify Registration Report Property Concern	About PROCHAMPS What PROCHAMPS Does How PROCHAMPS Does It Download Program Toolkit Video: PROCHAMPS Property Registration Blog	Sales 321 455 CODE info@prochamps.com Support 321 421 6639 support@prochamps.com Live Chat	GOVERNMENT LOGIN ▶
--	--	--	---------------------------

Upon the selection of the “Rental Registration and Licensing Registration” option, you will then enter and select Lower Alsace Township in the “SEARCH BY COMMUNITY” search function.



You will then be directed to the Lower Alsace Township Registration page to begin registration.



If you encounter any issues while registering or have any questions, please contact PROCHAMPS Support at (321) 421-6639

In addition to registration of rental units with Prochamps, Lower Alsace Township has also enacted Ordinances establishing a Crime Free Residential Rental Housing Program

This program was established in part to protect and promote public health, safety, and welfare of the citizens of Lower Alsace Township and to ensure owners and occupants share responsibility to prevent and avoid nuisances in the Township.

As part of the Registration requirements for Rental Units, Lower Alsace Township requires that prior to the commencement of a landlord tenant relationship, a summary of the Crime Free Program is disclosed to the tenants. This is accomplished through the use of an “Addendum to Rental Agreement”; this addendum must be completed, signed by the landlord and tenant, and then submitted to Lower Alsace Township. That submission can be accomplished by the uploading of the completed addendum to the rental unit’s Prochamps registration.

ADDENDUM TO RENTAL AGREEMENT

This Addendum to Rental Agreement is made this day of _____, _____, 20____, and is incorporated into and shall be deemed to amend and supplement the Rental Agreement made by the undersigned, _____ and
Tenant(s) Name
_____, their heirs, successors and assigns,
Landlord

dated _____.

The Rental Agreement and this Addendum pertain to the premises described in said agreement and located

at _____.

This Addendum is required by the Rental Property Maintenance Ordinance of Lower Alsace Township.

ADDITIONAL COVENANTS AND OBLIGATIONS

In addition to the covenants and obligations set forth in the aforementioned Rental Agreement, Tenant and Landlord hereby covenant and agree as follows:

A. Landlord's Covenants and Obligations:

1. Landlord shall keep and maintain the leased premises in compliance with all applicable Ordinances of Lower Alsace Township and all applicable State laws and shall keep the leased premises in good and safe condition.
2. Unless specifically covered in the current lease, the Landlord shall be responsible for regularly performing all routine maintenance, including lawn mowing and ice and snow removal, and for making any and all necessary repairs in and around the leased premises.
3. The Landlord shall promptly respond to reasonable complaints and inquiries from the Tenant.
4. The Landlord shall comply with all applicable provisions of the Landlord/Tenant Act of the Commonwealth of Pennsylvania.

B. Tenant's Covenants and Obligations:

1. Tenant shall comply with all applicable Ordinances of Lower Alsace Township and all

applicable State laws.

2. Tenant agrees that it shall comply with the Occupancy Limitations set forth in the International Property Maintenance Code as adopted by Lower Alsace Township, and all other applicable Lower Alsace Township Zoning Ordinances with respect to space requirements and overcrowding.

3. Tenant shall comply with the Rubbish and Garbage accumulation, storage and disposal provisions set forth in the International Property Maintenance Code as adopted by Lower Alsace Township, and all other applicable Lower Alsace Township Zoning Ordinances with respect to the storage and disposal of garbage and refuse.

4. Tenant shall not engage in any conduct on the leased premises which is declared illegal under the Pennsylvania Crimes Code or Liquor Code, or the Controlled Substance, Drug, Device and Cosmetic Act, nor shall Tenant permit others on the premises to engage in such conduct.

5. Tenant shall use and occupy the leased premises so as not to disturb the peaceful enjoyment of adjacent or nearby premises by others.

6. Tenant shall not engage in, nor tolerate nor permit others on the leased premises to engage in, "disruptive conduct," which is defined as "any form of conduct, action, incident or behavior perpetrated, caused or permitted by an occupant or guest of a rental unit that is so loud, untimely (as to hour of day) offensive, riotous, or that otherwise disturbs other persons of reasonable sensibility in their peaceful enjoyment of their premises including but not limited to activity which involves music or noise that is disruptive to persons occupying a different dwelling unit from the premises where the sound is originating or audible from a street or sidewalk, as well as any activity which is the subject of criminal citation for Disorderly Conduct or which is an offense under the Pennsylvania Crimes Code or Liquor Code. "Disruptive Conduct shall also include conduct which causes damage to said premises such that a report is made to a police officer and/or a code official, complaining of such conduct, action, incident, or behavior. It is not necessary that such conduct, action, incident or behavior constitutes a criminal offense, or that criminal charges be filed against any person in order for said person to have perpetrated, caused or permitted the commission of disruptive conduct, as defined herein. Provided, however, that no disruptive conduct shall be deemed to have occurred unless a code official or a police officer shall investigate and make a determination that such activity did occur, and shall have kept written records including a disruptive conduct report, of such occurrences."

7. Tenant acknowledges and agrees that this tenancy is subject to the provisions of the Ordinances of Lower Alsace Township including, but not limited to, the Property Maintenance Code and the Rental License Ordinance, and that the issuance by a Code Enforcement Officer or Police Officer of Central Berks Regional Police Department of three disruptive conduct reports in any 12-month period relating to the leased premises shall constitute a breach of the rental agreement of which this addendum is a part. Upon such breach, Landlord shall have the right and option to pursue any and all of the following remedies:

- a. Termination of the rental agreement without prior notice; and

b. Bring an action to recover possession of the leased premises without abatement of rents paid, including reasonable attorney's fees and costs; and

c. Bring an action to recover the whole balance of the rent and charges due for the unexpired lease term, including reasonable attorney's fees and costs; and

d. Bring an action for damages caused by Tenant's breach, including reasonable attorney's fees and costs.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

Landlord

Tenant

Landlord

Tenant

Landlord

Tenant