



Roommate Addendum

This addendum is made part of the Rental Agreement dated _____, for the leasing of property located at _____, between Landlord and Tenants _____.

Unique Characteristics: Roommate households have unique characteristics – different from a family household. If two or more legal adults sign the Rental Agreement who are not financially united (as in marriage), then a roommate household has been created. Tenants are hereby advised of the obligations incurred by the tenancy change.

When a Roommate Wants to Move In: A new tenant, not originally signed on the Rental Agreement, may move into the Unit with the following provisions:

- Completion and submission of an application with payment of \$50 each, non-refundable application fee.
- Approval of the FPPM application, processed just as the original tenant applications had been approved.
- Payment of a \$25 administration fee, each, for preparing the documents and updating all internal sources of information.
- Signature on all Lease Documents
- The new tenant becomes equally, jointly, and severally responsible for all obligations outlined in the Rental Agreement and its peripheral documents, including, but not limited to, rent payments and damages.

If the new tenant's application is not approved, the individual may not move into the property. If the non-approved tenant is already occupying the unit, then the original tenants have created a material non-compliance with the Lease Agreement, being subject to the penalties outlined in the Rental Agreement and attached addenda.

When a Roommate wants to move out: A tenant may choose to physically move out of the rental property at any point. However, legal obligations to the Rental Agreement may still exist for both the vacating and remaining tenants, even if the vacating tenant is not in physical occupancy of the property.

Release during initial lease period: A tenant may be released from the Lease Agreement during the initial lease period with the written approval of the remaining tenant(s) and the Landlord. The Tenant Release Addendum must be signed by all the tenants on the Rental Agreement. Once released, the vacating tenant has no further obligation to the Rental Agreement or claim to the Security Deposit (if the vacating tenant initially has been named as Security Deposit Holder, then this must be amended on the Tenant Release Addendum). If tenant vacates during the fixed term without consent of the remaining tenants, they must submit written, signed and dated documentation stating when they plan to move-out (or the date they moved out if tenant already vacated) AND provide forwarding address information. Tenant is then released from Rental Agreement obligations at the end of the fixed term, whether the remaining tenant agrees to it or not under the terms herein. Management reserves the right to re-qualify the remaining tenants before extending or continuing the Lease Agreement.



Extension of the Lease Agreement: A tenant may be released from the Lease Agreement during any extension of the Lease Agreement under the same terms as the initial fixed lease period.

Released Tenant: The released tenant has no further obligation to the Rental Agreement or claim to the Security Deposit. If the released tenant was named as Security Deposit Holder, this must be amended on the Tenant Release Addendum.

Security Deposit: The Security Deposit will be returned ONLY after all tenants have vacated the unit. If the refund check is to be made payable to a specific individual, tenants agree to decide among themselves how the deposit return will be handled. If tenants do not desire the refund check to be made payable to one party, it will be made jointly and all the tenants will need to endorse for it to be cashed. Individual check will not be issued.

CHOOSE ONE

- Make Deposit Refund Check payable to the one party named: _____
- Make Deposit Refund Check jointly to all tenants.

If the deposit's disposition requires tenant to pay outstanding damages to Landlord and Property Manager as Agent, tenants recorded as legally responsible to the rental agreement will be bound, but not a released tenant. Being released from the obligations of the Rental Agreement also forfeits all claims on the Security Deposit.

The undersigned acknowledge receipt of a copy of this Addendum and agree to abide by its terms.

_____	_____
Tenant	Date
_____	_____
Tenant	Date
_____	_____
Tenant	Date
_____	_____
Tenant	Date

Approved for Landlord/Owner of Record: _____

Wendy R Kunkel, Broker Date

