

Roommate Addendum to Lease / Rental Agreement

Thomas Investment Properties LLC
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This Addendum is made in connection with the Rental Agreement covering the premises located at _____, between, _____ and _____ (Tenants), (Landlord/Agent), _____ and _____ (Incoming Tenant).

The Incoming Tenant is hereby added as an authorized occupant and accepts all legal obligations pursuant to the Rental Agreement and this Addendum. An additional deposit in the amount of \$ _____ has been received.

And/or

(Removing Tenant) is hereby released from all obligations pursuant to the Rental Agreement. The parties hereto agree as follows:

- **Assignment of Rights**

All legal rights pursuant to the Rental Agreement, including the return of any Damage or Security Deposits, are assigned to the Incoming Tenant. Any apportionment of such deposits or prepaid rents between the Incoming Tenant and Removing Tenant is solely to be resolved between them, and the Landlord has no responsibility for such apportionment.

- **Verification of Documents**

In consideration of the Owner/Agent's acceptance of the Incoming Tenant, the Incoming Tenant hereby verifies receipt of copies of all rental agreements, addenda, and notices to tenants (such as Lead Paint Disclosures, Smoke Detector Notices, Property Condition Reports, Terms and Conditions etc.). The Incoming Tenant acknowledges that they are entering into an agreement retroactive to the original date of the Rental Agreement. The Incoming Tenant further acknowledges that any refunds of deposits will be

made subject to the original Property Condition Report between the Owner/Agent and the Removing Tenant.

- **Consent to Future Changes**

Nothing herein shall be construed to imply that the Owner/Agent will consent to any future changes in tenants.

- **Non-Amendment Clause**

Except as set forth herein, all terms and conditions of the Rental Agreement remain in full force and effect without amendment.

Receipt of a true copy of this Addendum signed by all parties is hereby acknowledged.

Added Tenant

Deleted Tenant

Tenant

Tenant

Landlord / Agent

NOTE: In addition to the Removing Tenant and Incoming Tenant, this Addendum must be signed by all legal occupants of the Rental Unit.