**LEASE ADDENDUM TO ADD/REMOVE ROOMMATE**

DATE: Click or tap here to enter text.

TENANT NAMES: Click or tap here to enter text.

RENTAL ADDRESS: Click or tap here to enter text.

1. **PURPOSE:** This is an Amendment to the Rental Agreement dated Click or tap here to enter text., between PropM, Inc. (the “Landlord”) and Click or tap here to enter text. (the “Tenant(s)”) (list all original Tenants listed in the rental agreement) for the premises described above. The purpose of this Amendment is to : [ ] add a new tenant(s), and/or [ ] delete an existing Tenant(s) who is moving or has already moved out.
2. **NEW TENANT(S):** Click or tap here to enter text.(“new tenant(s)” may move into the premises as Tenant(s) under the Rental Agreement.
3. **OLD TENANT(S):** Click or tap here to enter text.(“Old Tenant(s)”) (check one) [ ] has moved out or [ ] will move out. Upon move-out, old Tenant(s) shall no longer live in the dwelling. The old Tenant(s) [ ] is or [ ] is not released from the obligation to perform under the Rental Agreement. If the old Tenant(s) is not released, he or she will continue to be obligated to perform under the Rental Agreement if the new or remaining Tenants fail to perform their obligations under the Rental Agreement.
4. **REMAINING TENANT(S):** The Tenant(s) who earlier signed the Rental Agreement and are not moving out (“remaining Tenant(s)”) will continue to be obligated to perform under the Rental Agreement.
5. **CHANGEOVER DATE:** New Tenant(s) may move in on Click or tap here to enter text.. Old Tenant(s) will move out before that date.
6. **SECURITY DEPOSIT:** The Security Deposit will be handled as follows (check all that apply):

[ ] Old Tenant(s) will transfer his or her share of the existing security deposit to new Tenant(s), and new Tenant(s) will be entitled to old Tenant(s) undivided share of any security deposit refund at the end of the Rental Agreement, less any lawful deductions.

[ ] Old Tenant(s) will be entitled to a refund of Click or tap here to enter text. of the existing security deposit within 31 days after old Tenant(s) moves out (less lawful deductions), and such amount will be mailed to old Tenant(s) at the forwarding address below. New Tenant(s) agrees to replenish the security deposit refunded to the old Tenant(s) within 30 days of the date of the refund.

[ ] Old Tenant(s) will not transfer his or her share of the existing security deposit to new Tenant(s). Old Tenant(s) will be entitled to be co-payee of any security deposit refund, less lawful deductions within 31 days after all Tenants move out at the end of the Rental Agreement term.

[ ] New Tenant(s) will pay Click or tap here to enter text. to Landlord as an extra general security deposit, in addition to existing security deposits being held by Landlord.

1. **GUARANTORS:** New Tenant(s) will (check one) [x] have the following guarantor(s) guarantee the Rental Agreement Click or tap here to enter text.; or [ ] not have any guarantor guarantee the Rental Agreement. Any guarantor for old Tenant(s) will: [ ] continue to be liable under the Rental Agreement until the end of the original Rental Agreement term; or [ ] is released from liability under the guaranty when this Amendment becomes effective.
2. **DAMAGES & CHARGES:** New Tenant(s) accepts the welling in the condition existing at the beginning of the Rental Agreement term according to the move-in inventory signed by the original Tenant(s). Security deposit deductions, if any, will be made at the end of the Rental Agreement term and upon delivery of possession back
3. to the landlord in accordance with applicable law regardless of whether damages or charges occurred before or after the changeover date and regardless of which Tenant(s), occupant, or guest may have been at fault.
4. **EXISTING KEYS:** Old Tenant(s) (check one) [ ] has turned over or [ ] will turn over his or her keys(s) and access devices to (check one) [ ] new Tenant(s), [ ] remaining Tenant(s), [ ] Landlord, or [ ] not applicable.
5. **REKEYING:** Landlord is not required to rekey keyed locks when roommates are added or changed; but new Tenant(s) and remaining Tenant(s) can request rekeying at their expense. New Tenant(s) and remaining Tenant(s) (check one) [ ] do or [ ] do not request that exterior door(s) be rekeyed when old Tenant(s) moves out. If neither is checked, no rekeying is requested. If requested the rekeying charge will be Click or tap here to enter text.
6. **EFFECTIVE DATE:** This Amendment becomes effective when all of the following occur (except to the extent that Landlord has waived any requirement in writing): a) new Tenant(s) has completed and signed a Rental Application; b)any guarantors required under paragraph 7 have completed, signed, and returned a Rental Agreement Guaranty to Landlord; c) Landlord has approved the Rental Application of new Tenant(s) and the Guaranty by any guarantor; d) new Tenant(s) complies with paragraph 6 regarding Security Deposits; and e0 this Amendment is signed by all parties.
7. **SIGNATURES ON RENTAL AGREEMENT UNNECESSARY:** When this Amendment becomes effective, new Tenant(s) name and signature will be deemed as inserted in Paragraph 1 and the last page of the Rental Agreement. Therefore, it will not be necessary for anyone to sign or initial the Rental Agreement itself. Signature of a Tenant who has already moved out in violation of the Rental Agreement is not necessary.
8. **BINDING AGREEMENT:** New Tenant(s) and any guarantor acknowledge(s) that he or she has received a copy of the Rental Agreement or has read it. New Tenant(s) agrees to be bound by the Rental Agreement just as if he or she signed the Rental Agreement at the beginning of the Rental Agreement term.
9. **OTHER PROVISIONS:** Click or tap here to enter text.

**You are entitled to receive a copy of this Rental Agreement Amendment once fully signed. Keep in a safe place.**

**X\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ X\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ X\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Landlord/Owner/Agent Date Remaining Tenant (not moving out) Date Remaining Tenant (not moving out) Date

**X\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ X\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ X\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Remaining Tenant (not moving out) Date New Tenant (who is moving in) Date New Tenant (who is moving in) Date

 **X\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ X\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 Old Tenant (who is moving out) Date Old Tenant (who is moving out) Date

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 Old Tenant’s Forwarding Address Old Tenant’s Forwarding Address