

ROOMMATE ADDENDUM TO RENTAL AGREEMENT

THIS ADDENDUM is made and entered into between _____ PropOwn/Agent _____, "Owner/Agent"
and _____ ResidentU1a & ResidentU1b _____, "Resident"

Resident is renting from Owner/Agent the premises located at:

_____ 123 Anystreet, Anytown CA 91234 _____ Unit # (if applicable) U1

This addendum shall be and is incorporated into the Rental Agreement/Lease between Owner/Agent and Resident.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, OWNER AND RESIDENT AGREE AS FOLLOWS:

Replacement Roommate

The Owner may permit Residents named above to add an additional tenant or replace an existing tenant providing the proposed tenant completes the *Application to Rent and Authorization & Release*, pays the application fee, and has good credit and adequate verifiable income. The total number of residents at any one time may not exceed California Department of Fair Employment and Housing (DFEH) Guidelines - These guidelines are to be used if there are no laws governing this issue.

If a guarantor is needed by the proposed tenant to show adequate verifiable income, the guarantor must complete the *Application to Rent and Authorization & Release*, pay the application fee, and have good credit and adequate verifiable income.

After the prospective tenant (and guarantor, if any) has been approved, the prospective tenant (and guarantor, if any) will be required to sign the lease and/or addendums to add or remove residents. Remaining tenants may also be required to sign the lease and/or addendums to add or remove residents.

Payment of Rent

Roommates must decide among themselves what portion of the rent each person will contribute. Despite any such agreement, however, each individual who signs the rental or lease agreement is liable not only for his "share," but for the entire rent, should any other co-tenants default. If one tenant cannot pay his or her share of the rent in a-particular month, or simply moves out, the other tenant(s) must still pay the full rent; (the tenants may recover from the defaulting tenant).

Rent payments may be made in multiple checks. Rent will be considered late if the total amount is not paid when due.

Security Deposits

The purpose of a security deposit is to ensure the unit is restored to its pre-move in condition (exclusive of normal wear and tear). It would, therefore, defeat that purpose if the deposit or any portion of it were returned by the owner to an individual tenant before the unit is returned to the owners' possession. Accordingly, the deposit will not be returned until after the unit has been vacated by ALL residents and the owner has had the opportunity to assess and make appropriate deductions for damage to the premises. This means co-tenants must work out among themselves what to do when one tenant leaves.

Addressing Roommate Disagreements

Roommate conflicts are to be resolved by the roommates themselves. Tenants are encouraged to develop a roommate agreement (between themselves) that clarifies some of the basic issues about sharing a residence. Disagreements can be kept to a minimum if each tenant understands his/her basic responsibilities. A roommate agreement is not binding on the landlord, but it is binding on the tenants who sign it.

Date Resident

Date Resident

Date Resident

Date Resident