



Roommate Addendum

This addendum is made a part of the rental agreement dated _____ for the leasing of the property located at _____ between McCreary Realty Management, Inc., (Management) and _____.

DEFINITION OF A ROOMMATE HOUSEHOLD

Roommate households are different from Family households in that two or more legal adults sign the Lease. These roommates are not legally financially united (as in marriage). All Residents are hereby advised of the obligations incurred by a tenancy change.

WHEN A ROOMMATE WANTS TO MOVE-IN

A new Resident, not originally signed on the Lease, may move-in to the Property under the following provisions:

- Completion and submission of the McCreary Realty Management, Inc. Application with payment of the \$50 non-refundable processing fee.
• Approval of the McCreary Realty Management, Inc. Application, processed just as the original Residents Applications had been approved.
• Payment of \$300.00 processing fee for preparing New Lease Documents and updating all internal sources of information.
• Updating Signatures on all Lease Documents
• The new Resident becomes equally, jointly and severally, responsible for all obligations outlined in the Lease Agreement and its attached or addendum documents, including, but not limited to, rent payments and damages.
• If the new Resident's Application is not approved, the individual may not move-in to the Property. If the non-approved Applicant is already occupying said Property, then the original Residents have created a material non-compliance with the Lease, being subject to fines and even eviction.

WHEN A ROOMMATE WANTS TO MOVE-OUT

- A Resident may choose to physically move-out of the rental Property at any point during their tenancy. However, legal obligation to the Lease Agreement (including payment of rent and physical damages to the property) will still exist for both the Vacating and Remaining Residents, even if the Vacating Resident is not in physical occupancy of the Property.
• A Resident that desires to vacate the premises must give written notice by providing a thirty (30) day notice to ALL remaining Residents and Management. Notice must be specific as to day of vacating property. The Vacating Resident also must provide a forwarding address to Management prior to Vacating.
• A Resident may be released from the legal obligations of a tenancy only with the written approval of the remaining Resident(s) and McCreary Realty Management, Inc., AND payment of \$200.00 processing fee for document prep and updating all internal sources of information. The Resident Release Addendum must be signed by ALL Residents that are on the Lease Agreement.
• Once released, the Vacating Resident has no further obligation to the Lease Agreement and NO claim to the Security Deposit.

SECURITY DEPOSIT

The Security Deposit will be returned ONLY after all Residents have vacated. A refund check may be made payable to a specific individual if so indicated in writing. Roommates agree to decide amongst themselves how the deposit return will be handled. If the Security Deposit Transmittal requires the Residents to pay outstanding damages to McCreary Realty Management, Inc., Residents recorded as legally responsible to the Lease will be bound, but not a released Resident. Being released from the obligations of the Lease Agreement also forfeits any and all claims on the Security Deposit.

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

Resident Signature
Resident Signature
Resident Signature
Resident Signature
McCreary Realty Management, Inc., AGENT

Date
Date
Date
Date
Date