

# Room-Mate Addendum to Lease/Rental Agreement

In connection with the Rental Agreement between

\_\_\_\_\_ "TENANT" and

\_\_\_\_\_ "OWNER/AGENT",

covering the following described premises:

\_\_\_\_\_  
\_\_\_\_\_, CA \_\_\_\_\_

\_\_\_\_\_ **ADDED TENANT NAME** ("Incoming Tenant")  
as an authorized occupant hereby accepts all  
legal obligations pursuant to the Agreement and  
this Addendum.

AND/OR;

\_\_\_\_\_ **DELETED TENANT NAME** ("Departing  
Tenant") is released from all obligations pursuant  
to the Agreement.

the parties hereto agree as follows:

1. All legal rights pursuant to the Rental Agreement, including return of any Damage or Security Deposit(s) are assigned to the replacement tenant. Any apportionment of such deposits or of prepaid rents, between Incoming Tenant and Departing Tenant are solely to be resolved between them and Landlord has no responsibility for such apportionment.
2. In consideration of Owner/Agent's acceptance of Incoming Tenant, Incoming Tenant hereby verified receipt of copies of all rental agreements, addenda and notices to tenant (such as Lead Paint Disclosure Notices, Smoke Detector Notices, Property Condition Reports, etc.). Incoming Tenant recognizes that he/she is entering into an agreement which is retroactive to the original date of the Agreement. Incoming Tenant further recognizes that any refunds of deposits will be made subject to the original Property Condition Report between Owner/Agent and Departing Tenant.
3. Nothing herein shall be construed to imply that Owner/Agent will consent to any future change in tenants.
4. Except as set forth herein, all terms and conditions of the Agreement remain in full force and effect without amendment. Receipt of a true copy of this agreement signed by all parties is hereby acknowledged.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ .  
(date) (month) (year)

\_\_\_\_\_  
Owner/Agent

\_\_\_\_\_  
Added/Deleted Tenant

\_\_\_\_\_  
Added/Deleted Tenant

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

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



**SUMMARY OF FUNDS RECEIVED:**

Item	Charge	Payment Received	Remaining Owning	Due Date for Unpaid Amounts
First Month's Rent				
Security Deposit				
Other Payments:				
<b>Total</b>				

**ADDITIONS AND/OR EXCEPTIONS:**

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**ADDITIONAL DOCUMENTS REQUIRED TO BE ATTACHED TO THIS AGREEMENT; RESIDENT'S INITIALS ACKNOWLEDGE RECEIPT**

- A. \_\_\_\_\_ Inventory & Inspection Checklist (required whenever a refundable deposit is collected)
- B. \_\_\_\_\_ EPA Brochure: Protect Your Family from Lead in Your Home (required for pre-1978 Properties)
- C. \_\_\_\_\_ Disclosure of Information on Lead Based Paint and/or Lead Based Paint Hazards (required for pre-1978 Properties)

**OPTIONAL ADDENDA AND ATTACHMENTS; RESIDENT'S INITIALS ACKNOWLEDGE RECEIPT**

- A. \_\_\_\_\_ Pool Rules
- B. \_\_\_\_\_ House Rules and Regulations
- C. \_\_\_\_\_ Apartment Keys
- D. \_\_\_\_\_ Pet Addendum
- E. \_\_\_\_\_ Mailbox Keys
- F. \_\_\_\_\_ Garage Door Opener
- G. \_\_\_\_\_ If leased premises is within an HOA, Tenant acknowledges receipt of HOA House Rules
- H. \_\_\_\_\_ Other: \_\_\_\_\_

**IN WITNESS WHEREOF**, the parties have executed this Agreement the day and year first above written. Owner/Agent and Tenant are each advised to seek independent legal advice on matters arising from use of this form.

\_\_\_\_\_  
Owner Resident

\_\_\_\_\_  
Agent Resident

