



VIRGINIA REALTORS® ROOMMATE ADDENDUM



(This is a legally binding contract; if not understood, seek competent advice before signing.)

This ADDENDUM TO THE RESIDENTIAL LEASE is made by and between _____ ("Landlord"), and _____ ("Tenant"), and _____ ("Agent"), dated _____ for property described as: _____ (the "Lease"), is made _____ (date) (the "Roommate Addendum")

Party Requesting to be Added/Removed

Name	Type	Effective Date
_____ ("Added Party")	<input type="checkbox"/> Tenant <input type="checkbox"/> Occupant	_____
_____ ("Removed Party")	<input type="checkbox"/> Tenant <input type="checkbox"/> Guarantor	_____

Added Party is requesting to be added to the Lease as a Tenant or Occupant. Added Party understands that all Tenants are jointly and severally responsible for all terms of the Lease. All Security and Pet Deposit monies held by Agent or Landlord will be refundable only to the parties of the Lease at the time of Lease termination. Reconciliation of Deposits will be made subject to the condition of the Property reported at the time of the original Commencement Date of Lease. Added Party is responsible for any past due balances, currently due balances, and future charges under the current Lease. Added Party acknowledges receipt of copies of Lease, move-in inspection report, addenda to the Lease, and a current account statement reflecting any balances past or currently due.

Occupants shall be considered a guest of the Tenant and will not have same rights and privileges as the Tenant. Landlord acknowledges that Occupant is living in the Property but they are not a party to the Lease.

Removed Party is requesting to be removed from the Lease as Tenant or Guarantor. Removed Party understands that Security Deposit, Pet Deposit, and Rent Credit monies will be refundable to the remaining Tenant who is party to the Lease at the time of Lease termination. Parties requesting release acknowledge that they forfeit all rights and claims to deposit monies and relinquish all rights and privileges associated with the Lease. Remaining parties acknowledge that they inherit and are solely responsible for any past due balances, current due balances, and future charges under the current Lease. Further, any damages to the Dwelling Unit, beyond reasonable wear and tear, which occurred after the date of the original Lease will be chargeable to the remaining parties.

1. Tenant must pay Landlord the sum of \$ _____, which amount shall constitute additional rent, as an administrative fee for processing this Roommate Addendum.
2. Defined Terms. Capitalized terms used in this Addendum that are not otherwise defined herein shall have the definitions given to them in the Lease.

The Lease, including any other applicable addenda, as written, is all inclusive and binding to Landlord and Tenant, with the exception of the amendments and/or revisions contained herein.

IN WITNESS WHEREOF, the parties have executed the Roommate Addendum on the dates reflected below:

Added Party/Removed Party:

Date / Signature

Date / Signature

Tenant:

Date / Signature

Date / Signature

Landlord (or duly authorized agent):

Date / Signature

Tenant:

Date / Signature

Date / Signature

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