

MULTI – TENANT ADDENDUM

Unit _____ TenID _____

This Multi-Tenant Addendum ("Addendum") is made and effective on _____ by and between the landlord ("Landlord"), the owner ("Owner") and the named tenants ("Tenant") as an addition to the heretofore executed Residential Lease Agreement ("Lease") with effective date of _____. This Addendum details Tenant rent and bedroom breakdown to clarify each Tenant's general obligation in a House with multiple roommates. This Addendum creates joint and several liabilities as noted in the Lease. **This is NOT a Roommate Agreement** (a separate written agreement between the roommates themselves is encouraged but Landlord would not be involved).

Tenants agree to pay full rent amount by the first of each month broken down as noted below based on bedroom size, features, location, view or any other criteria agreed on by the group. Tenants will select a specific bedroom number and be responsible for this space and will notify Landlord in writing of any swaps or changes. Landlord will not intervene as long as total rent is received on a consistent basis each month but Landlord reserves the right to assign rent or bedrooms if group cannot agree or does not make a choice.

Tenants have selected the following person to be the key contact to facilitate communications between this group and the Landlord regarding maintenance and general Tenant issues:

Tenant
Name: _____ Phone# _____ Email: _____

Tenants have agreed among themselves to share the cost of utilities on the following basis

(assuming one Tenant contracts for service in their name and roommates reimburse them monthly):

Electricity/Gas/Water/WasteWater Co: _____ Even Split Other: _____ Billed in Name of: _____
Internet/CableTV/DataService: _____ Even Split Other: _____ Billed in Name of: _____

Tenants have agreed to share Common Areas or Parking Spaces on the following basis:

Tenants have agreed to the following Bedroom Assignments and Rent Breakdown:

<i>Tenant Name (Printed)</i>	<i>Bedroom Number</i>	<i>Location (as Master, Back)</i>	<i>\$Rent</i>
_____	1 2 3 4 5 6 7 8	_____	_____
_____	1 2 3 4 5 6 7 8	_____	_____
_____	1 2 3 4 5 6 7 8	_____	_____
_____	1 2 3 4 5 6 7 8	_____	_____
_____	1 2 3 4 5 6 7 8	_____	_____
_____	1 2 3 4 5 6 7 8	_____	_____
_____	1 2 3 4 5 6 7 8	_____	_____
_____	1 2 3 4 5 6 7 8	_____	_____
			<i>Total Monthly Rent USD \$</i> _____

Signatures by All Tenants

Lease_Addendum Set 2014.doc Jan2014 rh

Date

PET ADDENDUM

Unit _____ TenID _____

This Pet Addendum ("Addendum") is made and effective on _____ by and between the landlord ("Landlord"), the owner ("Owner") and the named tenants ("Tenant") as an addition to the heretofore executed Residential Lease Agreement ("Lease") with effective date of _____ . This Addendum details the special arrangements needed to keep a pet in a House or Apartment community. This Addendum **applies to all Tenants in the unit, not just to the pet owner.**

This is a Joint and Several Lease with Individual Rent Responsibility. All Tenants are Jointly Responsible for all pet damages and obligations except pet owner is also Individually Responsible for extra pet rent, pet deposits and pet fees.

Condo Homeowner Associations ("HOA's") may have other pet rules, fees or limits which supersede this Addendum. Landlord and HOA's shall have the right to inspect unit, verify sanitation, enforce policies, levy fines, remove pets or terminate Lease for pet violations.

1. MAXIMUM NUMBER, WEIGHT and TYPE PET

Tenants agree that only ONE pet per unit is allowed and only common domesticated pets under 20 pounds are permitted without written exception (no exotic, vicious, or aggressive breed animals are allowed). No fish, snakes, reptiles or water-filled aquariums allowed.

2. NO VISITING or SUBSTITUTE PETS

Tenants agree that no Tenant, resident, guest or visitor is allowed to have a pet on the premises or in the unit for even a short visit without a signed Pet Addendum. Tenants are not permitted to add or substitute any animal for those described below.

3. PET FEES (NON-REFUNDABLE)

\$250 non-refundable PET ADMIN FEE is due at lease signing (payable to management company). **\$25 per month extra PET RENT FEE is payable** on the first of each month with rent (to Owner).

4. PET DEPOSIT (REFUNDABLE less PET CLEANING and DAMAGES)

\$300 pet deposit due at lease signing (refundable less extra \$150 Pet Cleaning fee less pet damages if any). Tenants acknowledge and agree that pets generally cause extra damage to flooring, carpeting, walls and doors in the form of scratches, fleas, urine, odors and droppings. **Such excessive wear is NOT normal wear and tear** and may result in charge backs at lease end if pets are not controlled.

5. DESCRIPTION OF PET (PHOTO REQUIRED)

Pet Name: _____ Age: ____ Weeks Months Years Sex: M F
Pet Type: Cat Dog Other _____
Pet Breed: _____ Pet Photo Attached: Yes No
Pet Weight: Under 10 lbs 10-20 lbs 20-30 lbs 30-40 lbs Over 40 lbs
Pet Descript: Color: _____ Markings: _____
Vet Name: _____ Rabies & Vaccinations Up to Date? Yes No
Other Info: Neutered: Yes No Caged: Yes No Housebroken: Yes No

6. SPECIAL PET STIPULATIONS

Signatures by All Tenants

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Date