

CO-TENANT AGREEMENT

Date: _____

This agreement amends the Rental Agreement dated _____ [date of rental agreement] between [NAME OF LANDLORD], the Landlord and [NAMES OF TENANTS], the Tenants, with respect to the premises located at:

Property Address: _____

The Tenants, also referred to herein as “Co-Tenants” or individually as a “Co-Tenant”, desire to rent the subject premises on a co-tenant arrangement, and the Landlord consents to this arrangement, subject to the following terms and conditions:

1. Approval of Additional or Substitute Co-Tenant

Every person who wishes to become a Co-Tenant under this agreement, whether as an original Co-Tenant or as an additional or substitute Co-Tenant, must first submit a Rental Application and be approved by the Landlord in writing. The Landlord may require substitute Co-Tenants to sign the existing Rental Agreement or may require an entirely new agreement to be signed by the substitute Co-Tenants and the remaining Co-Tenants. Upon the substitution of a Co-Tenant, the Landlord may, at its option, elect to increase the security deposit. Upon the addition of an additional Co-Tenant, the Landlord may, at its option, elect to increase the amount of the monthly rent.

2. Co-Tenants Severally Responsible for Payment of Rent

Each Co-Tenant agrees to be responsible to the Landlord for the entire amount of the monthly rental payments and the entire amount of any other charges incurred under the Rental Agreement.

3. Security Deposits

Each Co-Tenant shall pay a security deposit to the Landlord in the form of a single certified check or money order. The Landlord will hold all deposits until the premises have been vacated completely. The Landlord may refund security deposits in the form of a single check made payable jointly to all Co-Tenants with rights to the security deposits. This check and the itemized accounting of deductions from the security deposit may be sent to any one of the Co-Tenants with rights to the deposits.

THIS IS A 2-PAGE FORM.