

SINGLE BEDROOM TENANT ADDENDUM

2016-2017



1. The Tenant is a "Single Bedroom Tenant" at Diamond Green Apartments and is not part of a group of tenants leasing an Apartment with one Lease.
2. The Landlord is assigning the Tenant Apartment _____ Bedroom(s) _____. (Note: the 1st bedroom past the living room is Bedroom A, the next bedroom further down the hall is Bedroom B, and so on).
3. The Landlord either already has or will assign other Single Room Tenants to this Apartment either individually or in a group of two or three tenants depending on the number of bedrooms available in the Apartment.
4. All tenants assigned by the Landlord will be the same sex as the Tenant signing this addendum, unless otherwise agreed to by all tenants in the Apartment.

If applicable, sign here: the Tenant is agreeing to accept the Landlords assignment of another Tenant for this Apartment who is not the same sex as Tenant. _____ . Date _____.

5. The Landlord will not guarantee, nor will be held responsible if the Tenant is unhappy or does not get along with other Tenants that Landlord assigns to this Apartment.
6. The Tenant is entitled and encouraged to find other tenants on their own to fill any unleased bedrooms in the Unit under the following conditions:
 - a. Any new tenant the Tenant finds must provide an application to the Landlord which is approved and must also sign a lease with the Landlord for the bedroom in the Apartment.
 - b. If the Tenant chooses to include other tenants to rent other bedrooms in the Apartment, and some or all of those tenants are not the same sex as the Tenant, all of the remaining bedrooms in the Apartment must be leased in order for the Landlord to sign a lease with these Tenants.
 - c. If the Tenant has signed a lease for a bedroom in a 4-bedroom Apartment and either the Landlord or the Tenant is unsuccessful in leasing at least 2 of the additional 3 bedrooms in the Apartment, the Landlord retains the option to relocate the Tenant to another Apartment with members of the same sex or with members of the opposite sex only with permission of all of the parties involved.

In an effort to provide a housing environment acceptable to all Single Bedroom Tenants, all prospective applicants will be required to meet established criteria to be considered for residency outlined below. Each applicant for the complex will be required to:

- Have a valid State or Federally issued photo I.D.
- Abide by the occupancy standards of one person per bedroom.
- Have a Guarantor complete an application and co-sign a lease (if necessary).
- Allow Landlord to perform a social background check.

Any incomplete or falsified documentation will result in the denial of an application.

All other terms and conditions of the Lease will remain in full force and effect. If any terms or conditions of this Addendum conflicts with any terms or conditions of the Lease or any other Addendums associated with the Lease dated previous to the date of this Addendum, the terms and conditions of this Addendum will supersede. The parties to the Lease set forth their signatures below with intent to be legally bound hereby.

TENANT

DATE

CO-SIGNOR

DATE