

LEASE AMENDMENT - ROOMMATE CHANGE FORM

This Amendment made and entered into between CTC as the managing agent for the University of Minnesota (Management) and:

Original Roommates: _____

Remaining Roommate: _____

Departing Roommate: _____ Vacate Date _____

Substitute Roommate (if applicable): _____ Move-in Date _____

Property Address: _____

1. Existing Lease. The original roommates are parties to a written lease with Management for a unit at the University of Minnesota. The lease can be ended by the residents or Management on 60 days' written notice. Roommate households are permitted to live at CTC as long as one resident, at the time of initial application, meets the University eligibility requirement a student. For any change in roommate status, any new roommate or substitute roommate must qualify as an eligible University student under Management's affiliate eligibility requirements. The present roommates have requested, and Management has agreed, to make a change in the residents under the lease as set forth herein.

Check the Box that Applies

Release of Vacating Roommate. The present roommates have agreed and requested, and Management has agreed, that the departing roommate above may vacate from CTC and is relieved from any future responsibility for rent and other obligations between the parties under the CTC lease and other agreements.

Agreements of Departing Roommate. In consideration of being released from the lease, departing roommate agrees that the security deposit, any interest on the deposit, and any other deposits or advance rentals paid by departing roommate for the unit shall remain with the unit rental account. Further, any patronage refunds that might be paid under the lease, shall remain with the unit and the benefit of the remaining roommate or any substitute or future roommate. Departing roommate shall have no further rights to a return of the deposit, any accounting for the deposit, or right to receive any other information about the continuing lease between Management and remaining roommate and/or any substitute roommate.

Any agreements between the parties relating to the original payment of the deposit, or future sharing of any deposit returned, is strictly between the roommates and is not a responsibility or obligation of Management.

Addition of Substitute Roommate. If checked, the remaining roommate and substitute roommate have agreed, and have requested, Management to add the substitute roommate to the lease. Management has reviewed and determined that the substitute roommate does meet the requirements of eligibility under Management's requirements as an University student.

Substitute roommate and present roommate agree that substitute roommate has been added to the lease.

Acknowledgments Regarding the Deposit. Departing roommate, substitute roommate, and present roommate agree that any agreements between them about allocation of the deposit, sharing of the deposit, or individual responsibility for damages and amounts owed under the lease, are solely between them. Substitute roommate accepts the premises "as is" and understands that Management shall be entitled to charge the deposit at the end of the lease term for any damages to the unit, in excess of ordinary wear and tear, determined from the date the unit was originally occupied and the final date of the apartment. It is the obligation of the roommates to sort out amongst themselves any responsibility for sharing or contributing to the deposit and to determine the condition of the premises when a new roommate is substituted for a departing roommate. Management will not conduct any inspection or walk through of the unit while it is occupied or give any estimates of damages or charges that might be owed. The amount of any damages or charges cannot be determined until the lease end and all residents have vacated.

Substitute roommate further acknowledges that Management may charge all roommates, including substitute roommate, on a joint and several basis for any amounts owed under the lease, or damages beyond ordinary wear and tear, at the end of the tenancy and that liability is not limited to the amount of any deposit. It shall not be a defense or excuse for substitute roommate to claim the damages existed at the time substitute roommate moved into the premises. Any issues concerning damages or condition of the premises at the time departing roommate vacates and substitute roommate moves into the apartment, if applicable, shall be resolved between the roommates. Management shall be entitled to look to all of the then current roommates, including any substitute roommate, for amounts due under the lease, charges, cleaning and damages beyond ordinary wear and tear owed at the end of the tenancy.

Current Roommate and Substitute Roommate (if applicable) Fully Bound. If a substitute roommate is added by this Amendment, substitute roommate has been provided with a copy of the lease and each of the documents, policies, disclosures, and acknowledgments listed below. a) the CTC Resident Handbook; b) Unit Condition Checklist; c) Rental Agreement Addendum; d) Lead Based Paint Disclosure e) Lead Paint, EPA pamphlet entitled "Protect Your Family From Lead in Your Home." A separate Lead Based Paint Disclosure Acknowledgment must be provided and signed by any new substitute roommate added to the household.

If applicable, substitute roommates agrees that he/she will be fully responsible from this date forward for all obligations under the CTC lease and has been fully added by this Lease Amendment - Roommate Change Form to the lease and that substitute roommate, and current roommate, shall be jointly and severally responsible for all obligations to Management under the lease and any agreements, disclosures and rules set forth above. By signing this Amendment, any remaining roommate is consenting to and agreeing, if applicable, to the release of the departing roommate and agrees to be fully responsible for all obligations under the agreements from the original date of the lease until the parties fulfill all terms and conditions of the lease and other agreements.

Departing Roommate: _____ Date: _____

Remaining Roommate: _____ Date: _____

Substitute Roommate (if applicable): _____ Date: _____