



TEXAS ASSOCIATION OF REALTORS®

# LEASE AMENDMENT CONCERNING TENANT CHANGE

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CONCERNING THE RESIDENTIAL LEASE OF THE PROPERTY AT \_\_\_\_\_

Effective \_\_\_\_\_, the above-referenced lease is amended as follows.

A. Paragraph 1 of the lease is changed to read as follows.

1. **PARTIES:** The parties to this lease are:

the owner of the Property, Landlord: \_\_\_\_\_;

Tenant(s): \_\_\_\_\_; and

\_\_\_\_\_.

*(name all Tenants who will remain in the Property).*

B. The amount of the security deposit in Paragraph 10A of the lease, exclusive of any additional deposit for a pet, is changed to \$\_\_\_\_\_.

C. Any person who was previously named as a tenant and is not named as a tenant under this amendment (Previous Tenant)  is  is not released from further liability under the lease.

D. All Tenants identified above (Remaining Tenants) accept the Property in its present condition and are obliged to surrender the Property in the same condition as it was received upon execution of the original lease, normal wear and tear excepted. All Remaining Tenants accept all obligations under the existing lease.

E. Any refund of the security deposit will be paid in one check made payable jointly to all Remaining Tenants. Any Previous Tenant releases any and all interest or claim to a return of the security deposit. Any deductions to the security deposit will be made without regard to which Tenant may have caused the damage.

F. Not later than \_\_\_\_\_, any Previous Tenant will turn over all keys and other access devices to the  Remaining Tenants  Landlord  \_\_\_\_\_.

G. Remaining Tenants shall pay Landlord \$\_\_\_\_\_ as consideration for this amendment.

H. Special Provisions:

Special Provisions continued:

**All Previous and Remaining Tenants should sign this document.**

\_\_\_\_\_  
Landlord \_\_\_\_\_ Date  Previous  Remaining Tenant \_\_\_\_\_ Date

\_\_\_\_\_  
Landlord \_\_\_\_\_ Date  Previous  Remaining Tenant \_\_\_\_\_ Date

Or signed for Landlord under written property management agreement or power of attorney: \_\_\_\_\_  
 Previous  Remaining Tenant \_\_\_\_\_ Date

By: \_\_\_\_\_  
\_\_\_\_\_ Date  Previous  Remaining Tenant \_\_\_\_\_ Date

Printed Name: \_\_\_\_\_

Firm Name: \_\_\_\_\_  Previous  Remaining Tenant \_\_\_\_\_ Date

\_\_\_\_\_  
 Previous  Remaining Tenant \_\_\_\_\_ Date

**If Landlord wishes to review any new tenant's background or credit history, Landlord may require the new tenant to submit a Residential Lease Application before Landlord signs this amendment.**