



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: _____ ; and

Tenant(s): _____
(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 \$ 50.00 _____ as consideration for this amendment.

H. Special Provisions: **If a new tenant intends to move into this unit, the new tenant must make application, pay appropriate fees (including additional security deposit if required), be approved, complete and return this Amendment to be added to the lease BEFORE moving in.**

The new tenant has read and understands the terms of the original lease and agrees to be bound by them. New tenant accepts the Property in its present condition and is obliged to surrender the Property in the same condition as it was received upon execution of the original lease, normal wear and tear excepted.

Lease Amendment Concerning Tenant Change _____

Special Provisions continued: **ALL current tenants MUST sign this amendment and agree to add the New Tenant to the lease.**

Upon approval of this amendment by BCS Property Management the New Tenant may move into the Property.

All Previous and Remaining Tenants should sign this document.

Landlord Date

☐ Previous ☐ Remaining Tenant Date
- New Tenant -

Landlord Date

☐ Previous ☐ Remaining Tenant Date

Or signed for Landlord under written property management
agreement or power of attorney:

By: _____
Date

☐ Previous ☐ Remaining Tenant Date

Printed Name: _____

☐ Previous ☐ Remaining Tenant Date

Firm Name: BCS Property Management

☐ 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.