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## Roommate Release Agreement

Address: \_\_\_\_\_  
\_\_\_\_\_

Effective date: \_\_\_\_\_

This document is designed to release the specified tenant(s) of both their rights and responsibilities to the lease agreement and property noted above. The individual(s) listed below will forfeit any claim to the security and/or pet deposit.

Tenant(s) moving out: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

**Please Note:**

The remaining tenant(s) listed below must show sufficient joint income of 3 times the current monthly rental amount pre-tax, or secure another qualified roommate(s) approved by Al Sartorelli Real Estate before the effective date to continue staying in the property. Otherwise, this document will be null and void and all parties will remain on the lease agreement regardless of their occupancy.

The departing roommate(s) must settle any claim to the security and/or pet deposit with the remaining roommate(s). **WE WILL NOT issue partial refunds regardless of the situation or whether the deposit is security or pet.** The disposition of the security and/or pet deposit will be refunded in the name of the individual(s) listed below at the end of tenancy, meaning when the lease fully ends and the home is vacated so a full walkthrough can be performed. Additionally, the tenant(s) signing below realize that the tenant(s) being released from the lease will not be held responsible for any damages, monies owed and/or rental payments as of the date specified above and accept full responsibility for such. There is a \$200.00 lease modification charge that must be paid at the time of the modification.

Tenant(s) remaining: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

If the remaining tenants choose to have the locks changed, they will incur the cost and will have to pay in advance to have that service performed and keys must be provided to Alpha Real Estate.

\_\_\_\_\_  
**Al Sartorelli Real Estate LLC**

\_\_\_\_\_  
**Date**