

Assignment of Interest Agreement (Release)



THE PARTIES. This Lease Addendum ("Addendum") made effective as of _____ ("Effective Date") is by and between:

Landlord: Marker HT CBUS MGMT, LLC – 222 E 11th Ave, Columbus, OH 43201

Current Tenant(s): (printed names)

1		11	
2		12	
3		13	
4		14	
5		15	
6		16	
7		17	
8		18	
9		19	
10		20	

The Landlord and Current Tenant are each referred to herein as a "Party" and collectively, as the "Parties."

ORIGINAL LEASE. This addendum is being added to the original lease agreement between the Parties, dated _____, for the property located at ("Property"):

Street Address	
Unit/Apartment	
City/State/Zip Code	

New Tenants(s): (printed names): The Parties hereby acknowledge and agree that the current lease agreement between the Landlord and Tenant(s) is amended as follows:

Add	New Tenant Name	Remove	Current Tenant Name
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
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The Parties acknowledge and consent to the inclusion of the language above into the Original Lease. Any added Tenants will become a tenant under the terms and conditions set forth in the Original Lease. The New Tenant(s) acknowledges receipt of the Original Lease and all addendums and attachments thereto.

RELEASE FEE(s): Current Tenant acknowledges that they are required to make a non-refundable release fee payment prior to submitting this addendum to the leasing office. This document will not be accepted by office staff until there is a positive balance in the amount outlined in your original lease documents on your resident portal. All new applicants and Guarantors will be charged a \$50 application fee and give express authorization to Landlord to run all appropriate background and credit checks. Landlord recommends the Current and New tenant discuss utility setup. There is a \$50 monthly fee for utilities not in resident name.

SECURITY DEPOSIT: The Current Tenant being removed agrees to assign their interest and claim (if any is held by the landlord) in the security deposit of the unit to the New Tenant, in full. Any refund owed at the end of the lease term will be remitted to the primary resident on file.

JOINT AND SEVERAL LIABILITY. The Current Tenant(s) and New Tenant(s) agree to be jointly and severally liable under the Original Lease Agreement for all amounts due and owing, whether past due, currently due, or to be owed in the future.

REFUND OF ADVANCED PAYMENT. The Parties and New Tenant(s) hereby acknowledge and agree that upon vacating the rental property, any refunds of monies paid in advance under the terms of the Original Lease and this Addendum, including, but not limited to, security deposits and advance rent, shall be jointly paid to all of the tenants, which shall include the New Tenant(s).

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CONDITION OF UNIT. New Tenant(s) agrees to accept the Property in AS-IS condition and acknowledge and agree that Landlord will provide no Turnover Services of any kind, including, but not limited to, painting, cleaning, steam cleaning, trash removal, or other services typically associated with accepting a new rental unit. New Tenant(s) and Current Tenant(s) have discussed how the unit will be presented as of the effective date and any agreement between the Parties has no bearing on Landlord. New Tenant(s) have seen the Property and accept the entire condition, including any existing damages and defects caused by the Current Tenant(s) without exception.

EFFECT ON LEASE. Except as specifically mentioned in this Addendum, all other terms and conditions of the Original Lease shall remain in full force and effect.

EXECUTION. This Addendum may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

#	CURRENT TENANTS		NEW TENANTS	
	Printed Name	Signature	Printed Name	Signature
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NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verified only the identity of the individual (s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of _____

Count of _____

On _____, 20____ before me, _____ (name and title of officer), personally appeared

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within the instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signature(s) on the instrument the persons(s), executed the instrument.

I certify under the penalty of perjury under the laws of the State of _____ that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature _____

(SEAL)

Printed Name _____

Landlord Signature:

Printed Name

Signature

Title

Date

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New Tenant Application: Please note that every new Tenant must complete the following form for staff to make you an account. If more than one new Tenant is being added, please make multiple copies of this page.

Any applicant not providing a guarantor will be required to pay a Last Month's Rent Fee or self-qualify with 3 recent paystubs confirming income and pass a credit check with a minimum credit score of 600 to self-qualify.

New Tenant Information - Please Provide the following:

First Name:		
Last Name:		
Email:		
Phone #:		
Date Of Birth:		
Social Security Number:		
Driver's License Number:		
Permanent Address:		
Currently a student?	Circle one: YES NO	
Current Employer:	Name:	Address:
Income: Verifiable w/ pay-stubs*	Monthly:	Annually:

New Tenant Guarantor Information – Please provide the following:

First Name:		
Last Name:		
Email:		
Phone #:		
Date Of Birth:		
Social Security Number:		
Driver's License Number:		
Permanent Address:		
Current Employer:	Name:	Address:
Income: Verifiable w/ pay-stubs*	Monthly:	Annually:

The New Tenant understands Landlord is not responsible for (and has no legal authority or responsibility to enforce) any arrangements made between the Current Tenant and the Future Tenant, including possible payments, negotiations, conditions, promises, or any other considerations or incentives. This Agreement represents the Entire Agreement between the parties about the issues involved.

New Tenant: _____

Printed Name	Signature	Date

New Guarantor: _____

Printed Name	Signature	Date

Management: _____

Printed Name	Signature	Date

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Rental Criteria

All Applicants and Guarantors being added to a lease may be required to provide proof of the following if not verifiable via our property management software, all applicants being added must provide a separate, signed version of this document for screening purposes:

Resident Qualification Requirements:

CREDIT: A credit check will be run on all self-qualifying applicants and their Equifax credit score must be over 500. A social security number is required.

INCOME: Total monthly income must be at least three (3) times the amount of the monthly rental rate. If income requirements are not met, management may require the applicant to have a Guarantor. Financial aid, grants, or student loans are not qualifying sources of income.

EMPLOYMENT: Prospective residents must have a verifiable source of income. This can be provided via 3 recent paystubs.

IDENTIFICATION: All applicants must have a government-issued photo I.D. and a social security number unless they provide the below documentation for non-US citizens outlined below*.

***NON-CITIZENS:** In addition to meeting the above criteria, applicants who are citizens of another country must provide a passport; the INS document that entitles the applicant to be in the United States, and proof of employment in this country or an I-20 verifying student status and proof of enrollment. As part of the application process, we may ask to make a photocopy of any documents provided. In addition, for applicants who do not have a credit history in this country and/or a guarantor, we will accept one (1) monthly rental installment to be prepaid prior to lease approval.

CRIMINAL HISTORY: A criminal history check will be done on all applicants over the age of 18. Under no circumstances can a waiver be granted to any new applicant who has a felony conviction. Misdemeanors against a person will be reviewed and approved at the sole discretion of management. Again, our ability to verify this information is limited to the information made available to us by our property management software.

RENTAL HISTORY: Previous payment history will be reviewed, and negative rental history will not be accepted. Negative rental history is described as, but is not limited to, any damages owed, rental-related debt, delinquent rental payments, and/or evictions filed within the past 5 years.

Guarantor Qualification Requirements:

CREDIT: A credit check will be run on all guarantors and their Equifax credit score must be over 600. A social security number is required.

INCOME: The guarantor's monthly gross income must total at least three and a half (3.5) times the sum of the monthly rental rate. Guarantors must have verifiable employment in this country or a verifiable source of income.

BANKRUPTCY: A bankruptcy in the past 7 years will result in a non-approval.

I HAVE READ AND UNDERSTAND THE RENTAL POLICIES ABOVE.

Applicant Signature _____

Date _____