

YORKTOWN COMMONS APARTMENTS
1625 Hargrove Rd. E, Tuscaloosa, AL 35405
Phone: 205-507-4656; Fax: 205-507-4647
Email: yorktowncommons@comcast.net

ROOMMATE RENTAL POLICIES

1. Roommates are jointly as well as individually responsible for rent and other fees including, but not limited to, late fees and damages.
2. Collection actions may be taken against all tenants if either party does not pay charges in a timely manner.
3. If roommate moves out before the expiration of the rental agreement, rent must still be paid in full in order for the remaining resident(s) to continue to reside in the apartment. If rent is not paid, an eviction notice may be served naming all tenants as defendants.
4. If collection actions against the tenants prove unsuccessful, the Personal Lease Guarantors of all tenants may also be held responsible for charges incurred.
5. In the event that a roommate moves out, **WE DO NOT ALLOW SUBLEASING**; however, a new roommate may be obtained, only with the remaining roommate's permission. Any prospective new resident must fill out the standard application and be approved for residency as well.
6. If a new roommate is obtained, rent must be up to date at the time of their approval **BEFORE** they move in. Security deposits will not be refunded until a new deposit is paid and we inspect for damages after the previous roommate has removed **ALL** of their possessions from the apartment. The original tenant may still be held accountable for charges not paid by the new resident until the end of the original term.
7. Roommates agree not to allow their boyfriends/girlfriends/life partners to take up residency in the apartment, encroaching on their roommates' privacy and right to quiet enjoyment of the premises.
8. If there is a disagreement between roommates including behavior, conflicting lifestyles, housekeeping, disturbances, or any other reason, you have the option to cancel your lease provided you give a thirty (30) day written notice. You are responsible for rent during the thirty (30) day period. All security deposits will be forfeited. The lease cancellation option fee must be paid by cashier's check or money order. Any damage to the apartment beyond normal wear and tear will be assessed after **ALL** tenants vacate the premises. Repair costs are due immediately.
9. All repair costs are equally divided between roommates.
10. **YORKTOWN COMMONS APARTMENTS, (LANDLORD) INCLUDING ITS MANAGING AND LEASING AGENTS AND ITS OTHER AGENTS, AND EMPLOYEES ARE NOT, AND WILL NOT, BE RESPONSIBLE FOR RESOLVING ROOMMATE DISPUTES.**

We, the undersigned, have read and understand the above stated policies regarding the roommate rental agreement. We agree to the terms and conditions set forth and understand the penalties of violating these policies.

Resident:

Date _____

Guarantor:

Date _____

"We are an equal housing opportunity provider. We provide rental housing without discrimination on the basis of race, color, religion, sex, physical or mental handicap, familial status, national origin, or other protected classes."