

HOW TO APPLY FOR A RENTAL WITH A ROOMMATE

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HOW TO APPLY FOR A RENTAL WITH A ROOMMATE

By dan the roommate man

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Steps:

1. Talk to your roomie-to-be before starting the application process. Find out if there's anything in your future roommate's rental history that would throw a wrench into getting approval for both of you.
2. Tell the landlord or property manager exactly how many people will be living in the property. Each of you will have to fill out a rental application.
3. Make sure each of you has all your rental history information together. This includes previous addresses, as well as phone numbers of previous landlords.
4. Fill out the paperwork completely and honestly.
5. Ask if the lease can be worded so that rental responsibilities between you and your roommate are divided. This is a legal way to protect yourself if you meet your half of the rent but your roommate doesn't. (In other words, you don't want to be responsible for the difference.)

Warnings:

Be sure the names of everyone living in the rental property appear on the lease. This ensures that everyone is equally responsible for paying rent and meeting any other obligations set forth in the lease.

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HOW TO CHANGE ROOMMATES OR NAMES ON

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Steps:

1. Ask permission to change roommates or names on a lease by submitting a written request to your landlord.
2. Include some background information on your prospective roommate, such as employment status and rental history, in your written request to the landlord.
3. Obtain a rental application for your prospective roommate if the landlord agrees to your request.
4. Realize that your landlord will probably require you and your new roommate to sign a new lease or rental agreement as co-tenants, giving both of you equal rights and responsibilities.
5. Be aware that your landlord may change the terms of your new lease or rental agreement and may have the right to increase your rent or security deposit, subject to the rent laws in your municipality.

Tips:

Because your landlord will probably check your prospective roommate's credit history, ask your prospective roommate to provide your landlord with a copy of his or her credit report to save time during the rental application process.

If your landlord increases the rent for you and your new roommate, try to negotiate the amount of the increase with a lower counteroffer.

Warnings:

Some state and municipal rent control laws limit increases in rent and security deposits; check with local housing authorities about the rent control laws in your area in order to protect your best interests.

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