**SAMPLE ROOMMATE AGREEMENT**

We have signed a lease/rental agreement for (address of unit rented) on (date of agreement to begin). We hope that all roommates will equally share all responsibilities of renting. Therefore, we have prepared and are willing to sign this document.

TERMS

This agreement will remain in effect from x to x. If for any reason a roommate should move out before the date show, under the lease/rental agreement, the deporting roommate will be held responsible until a replacement is found. If a substitute roommate is found, the remaining roommates(s) must approve of him/her. The departing roommate should notify the landlord, as well as the other roommate(s), within 30 days, so that the proper arrangements can be made. The roommate who is leaving is still obligated to the landlord in terms of the lease and is accountable to find a new roommate to be responsible for the duration of the lease/rental agreement. The following roommates are included in this agreement:

RENT

Rent amount is $ . Amount each roommate is responsible for: $ .

Date rent is due: .

DEPOSIT

Roommates have a deposit of $ each, totaling $ . Each roommate is responsible for his/her share of

the charge associated with damages. If the cause cannot be determined, the roommates will split the cost evenly.

PETS

If pets are permitted under the lease, each pet owner shall be responsible for any damages caused by his/her pet.

HOUSEHOLD SUPPLIES

A single ledger will be kept of all supplies purchased by each roommate. Supplies include such things as paper towels, toilet paper, cleaning fluids, dish detergent, foil, trash bags, scrubs and any other goods needed for the home that will be shared by all roommates.

FOOD AND GROCERY SHOPPING

Food expenses shall be shared by all roommates. Preparation of meals shall be determined by an attached schedule or food is to be bought by each roommate. There will be no borrowing of food.

PERSONAL PROPERTY

All roommates agree to refrain from borrowing roommates’ personal items without prior approval. Exceptions to this should be clearly stated with the roommates reserving the right to change their minds about sharing their items and updating this agreement. Property that is borrowed will be used respectfully and returned in the same condition, and if not the roommate responsible for damage will be held liable.

CLEANING

All roommates agree to share the responsibilities of cleaning and maintenance. The roommates have decided to develop a schedule, which is attached. It states when each roommate will complete cleaning and maintenance jobs.

KITCHEN CLEAN-UP

Each roommate agrees to do his/her own dishes. A schedule of kitchen clean-up may be attached.

ADDITIONAL TERMS OF AGREEMENT

In addition to these items mentioned above, the following items have been known to cause conflict between roommates. If you foresee any of these as a problem, write out and attach any additional agreement.

* Smoking | Alcohol | Drugs

* Parties | Guests

•• Quiet hours for studying | sleeping

* Parking

* Use of a sound system

* Compliance with Landlord rules

* Shared areas

* Overnight guests

* Keys | locking doors

* Behavior of guests

UTILITIES

The following service items have been arranged and paid for as indicated:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| ITEMS | ACCOUNT UNDER | AMOUNT OF | DEPOSIT PAID BY | HOW BILL IS | ROOMMATE |
|  | NAME | DEPOSIT |  | SHARED | RESPONSIBLE |
|  |  |  |  |  | FOR PAYMENT |
| Gas/Electricity |  |  |  |  |  |
|  |  |  |  |  |  |
| Water |  |  |  |  |  |
|  |  |  |  |  |  |
| Trash |  |  |  |  |  |
|  |  |  |  |  |  |
| Television |  |  |  |  |  |
|  |  |  |  |  |  |
| Internet |  |  |  |  |  |
|  |  |  |  |  |  |
| Other |  |  |  |  |  |
|  |  |  |  |  |  |

SIGNATURES OF ROOMMATES

As a participant in the agreement, I realize that, as well as each of my roommates. I have equal rights to the use of the space and facilities in the dwelling except for the areas we have designated as each other’s private space. This agreement is intended to promote harmony between roommates by clarifying the exceptions and responsibilities to each other. Each roommate should sign and date below.

The parties have executed the agreement on (date)

Sign and Date

Sign and Date

Sign and Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Sign and Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_