

# Roommate Agreement

This agreement is made by and among the roommates named herein who have signed a lease for a shared dwelling unit that makes the roommates jointly and severally liable for all terms of the contract.

Execution of this roommate agreement does not alter the joint and several liability of the tenants under the rental contract with the landlord. However, it may be used if a dispute among the roommates arises.

**Address of Rental Unit** \_\_\_\_\_

**Term of Lease** \_\_\_\_\_ to \_\_\_\_\_

Name	Rent per Month	Security Deposit	Bedroom to be Occupied
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	

If roommates will switch bedrooms or pay different amounts of rent at any point, those changes should be noted above. Any roommate who does not pay any or all of the amount of rent listed above shall be liable to the landlord or to any roommates who pay any amount due for the defaulting roommate.

## Security Deposit

A security deposit has been paid by each roommate in the amount listed above. The roommates will divide the refund of the security deposit according to the amount each tenant originally paid as listed in this agreement. When a specific roommate is clearly responsible for fees and damages to the premises—including late fees, repairs and cleaning costs—that roommate will pay full fees and damages. The roommates agree to share equally in the cost of all other fees and damages charged.

## Utility Bills

The utility bill will be in \_\_\_\_\_'s name.

The bill will be divided (*strike one*) evenly/as follows (for example, because one roommate has an air conditioner or a personal refrigerator):

\_\_\_\_\_  
Utility late charges will be paid by \_\_\_\_\_

## Phone Bills

The phone bill will be in \_\_\_\_\_'s name.

The local phone bill will be divided (*strike one*) evenly/as follows:

\_\_\_\_\_  
The long distance bill will be divided (*strike one*) evenly/according to who made the calls.

Phone late charges will be paid by \_\_\_\_\_

over

**Cable**

The apartment (*strike one*) will/will not have cable.

If there will be cable, the bill will be in \_\_\_\_\_'s name.

If there will be cable, the bill will be divided (*strike one*) evenly/as follows:

\_\_\_\_\_  
Cable late charges will be paid by \_\_\_\_\_

**High Speed Internet Access**

The apartment (*strike one*) will/will not have high speed internet.

If there will be high speed internet, the bill will be in \_\_\_\_\_'s name.

If there will be high speed internet, the bill will be divided (*strike one*) evenly/as follows:

\_\_\_\_\_  
Internet late charges will be paid by \_\_\_\_\_

**Subletting**

Subletting is (*strike two*) not allowed/allowed/allowed only with permission of all roommates.  
(*Sublet agreements are available at the Tenant Resource Center.*)

**Guests.** (*Strike any part not applicable.*)

Each roommate is responsible for the behavior of his or her guests. Guests shall not unreasonably disturb other roommates. Guests must stay in the bedroom of the roommate who invited them, unless all other roommates agree that the guest may stay in a shared area. No guest may stay for more than seven consecutive days without the permission of all other roommates. New roommates may move in only with the written permission of all other roommates and the landlord.

**Quiet Hours**

All roommates agree to observe quiet hours for sleep, study and other purposes on the days and times listed here. (*If none, write "None."*) \_\_\_\_\_

**Pets**

The following pets are permitted: \_\_\_\_\_

The person responsible for the pets will be \_\_\_\_\_

**Smoking**

Smoking in the apartment will be (*strike one*) allowed/not allowed.

**Household Duties.** Household duties (take out trash, clean bathroom, etc.) will be divided as follows:

\_\_\_\_\_  
\_\_\_\_\_

**Other Terms** \_\_\_\_\_  
\_\_\_\_\_

**Signatures**

**Date**

**Signatures**

**Date**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
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