

# ROOMMATE AGREEMENT

This roommate agreement (this “*Agreement*”) is entered into by the individuals (the “*Roommates*”) who signed a lease agreement (the “*Lease*”) as tenants for the property located at \_\_\_\_\_ [*insert address of property*] (the “*Property*”) and who sign this Agreement. This Agreement shall be effective as of the same date that the Lease is effective. By entering into this Agreement, the Roommates’ goal is to ensure their mutual understandings and expectations concerning the responsibilities of all of the Roommates leasing the Property.

This Agreement runs concurrently with the Lease for the Property, which is effective as of \_\_\_\_\_ [*insert date the lease starts*] and ends when the Lease ends, including if the Lease is renewed or extended by the Roommates.

**1. SECURITY DEPOSIT:** The Roommates paid the owner of the Property (or someone acting on the Owner’s behalf, the “*Landlord*”) a security deposit equal to \$\_\_\_\_\_ [*insert amount of security deposit*]. Individually, we each paid a portion of the security deposit as follows:

Roommate Name	Amount
	\$
	\$
	\$
	\$
	\$
	\$
	\$

[*insert or delete additional lines as needed*]

When the Landlord returns the security deposit, each Roommate will receive back the amount the Roommate paid, and if the Landlord withholds any amounts when returning the security deposit, it shall be deducted proportionally with the amounts paid by the Roommates. However, if one or more particular Roommate caused damage to the Property or is the reason for the withholding, such amount shall be deducted from the applicable Roommate(s). The same applies to any utilities paid for by the Roommates.

**2. RENT:** The Lease requires that the Roommates pay \$\_\_\_\_\_ [*insert total amount of monthly rent*]. Since the Roommates may have different use of the bedroom, closet and bathroom space, the Roommates agree to pay the following each month:

Roommate Name	Monthly Amount
	\$
	\$
	\$
	\$
	\$
	\$
	\$

Rent must be paid by **[check]** to the Landlord on the \_\_\_ **[pick a day]** day of each month.

**3. HOUSEHOLD SUPPLIES:** We will keep a list of supplies purchased by each roommate, like cleaning supplies, paper towels, toilet paper, cleaning fluids, dish detergent, foil, plastic trash bags, scrub brushes, and any other goods needed for the home which will be shared by all roommates. Whoever buys supplies will be entitled to reimbursement from the other roommates if the purchase and price is reasonable.

**4. KITCHEN USE AND CLEAN-UP:** **(check one of the following)**

- Food expenses will be shared equally by all roommates.
- Each roommate will but they own food.

Food may not be borrowed without the purchaser's approval. Each roommate will have storage space for his/her groceries. Roommates may choose to share in meal preparation and clean up. Each roommate will clean up the kitchen after his/her use.

**5. PERSONAL PROPERTY:** One Roommate may not borrow another Roommate;s property without permission. Any exception(s) to this rule will be clearly stated and agreed upon, and the roommate who owns the property retains the right to change his/her mind about sharing his/her property. Any personal property that is borrowed will be used respectfully and returned in the same condition. If any damage is done to a roommate's personal property, the roommate(s) responsible for causing the damage will compensate the roommate who owns the personal property for his/her loss.

**6. CLEANING:** Each roommate agrees to share the responsibilities of cleaning and maintaining the residence, which may include dusting, vacuuming, emptying trash, mopping/sweeping floors, cleaning bathrooms, and other duties.

**7. CLEANING SCHEDULE:** *(check one)*

\_\_\_\_\_ Each roommate agrees to the attached cleaning schedule (*attach cleaning schedule*). The schedule indicates when each roommate will complete his/her assigned cleaning and maintenance duties.

\_\_\_\_\_ All roommates will work together [“*at a designated time*”] to clean/maintain the residence.

**8. ADDITIONAL AGREEMENT TERMS:** *Consider adding in your own words specific provisions governing the following issues that do come up among Roommates.*

- Smoking/alcohol/drugs
- Parking
- Overnight guests
- Cleanup after parties/guests
- Music and speakers
- Keys
- Quiet hours for studying and sleeping

**10. THE LANDLORD.** The Landlord did not and will not sign this Agreement and is not bound by it. Therefore it does not affect the terms of the Lease.

This Agreement represents the complete and final understanding of this Agreement and any oral or other discussions are void and of no effect unless agreed to in writing signed by all of the Roommates.

The Roommates agree to the above:

**ROOMMATE SIGNATURES:**

Roommate Name	Signature