

SAMPLE ROOMMATE AGREEMENT

This agreement made on _____ (date) is a contract between:

_____co-tenants, for
the rental premises located at _____.

This agreement is to last for the same term as our lease agreement, which runs from _____ to _____ . I understand that I am entering into a legally binding agreement that is enforceable by and between my roommates. I understand that this agreement is not enforceable with regard to my landlord, and will not protect me against any claims that my landlord may have against myself or my roommates under our lease agreement.

Security Deposit: The security deposit for the rental premises is \$_____. My share amounts to \$_____. I accept responsibility for damages which I, my pet(s), or my guests cause, and I will reimburse my roommates for the part of the security deposit withheld for these damages.

Rent: The total rent according to the lease agreement is \$ _____ per month. I promise to pay \$_____ per month on or before the due date set forth in the lease agreement. My payments will be made to _____ (ex. directly to the landlord or to co-tenant). I understand that we as a group, and I as an individual, are responsible to the landlord for the total rent due for the full term of the lease agreement. I understand that the landlord can evict all of the tenants if the landlord doesn't receive the rental payments in full and on time each month.

Utilities:

I promise to pay 1/____ of the deposits and/or hook-up charges for all utilities.

I promise to pay 1/____ of the monthly utilities (water, gas, electric, etc).

I promise to place the following utilities in my name and to ensure that monthly payments are collected and made by all co-tenants in full and ontime_____. I promise to pay as follows for any additional utilities or services (cable, internet, security system)

Moving Out: If, for any reason, I move out of the rental premises, I realize that it is my responsibility to find a replacement tenant. I promise to take reasonable steps to find a replacement roommate who is acceptable to my present roommates. If one of my roommates moves out, I understand that it is my responsibility to take reasonable steps to find a replacement tenant. I understand that it is in the best interests of all roommates to replace any departing tenants as quickly as possible because all of the roommates still remain liable to the landlord for the full amount of the rent.

Additional Agreements: Attached are additional agreements that are incorporated into this contract, including: food/shopping arrangements; cleaning responsibilities; privacy; parking; sharing personal items; noise/study times; smoking/drinking/drugs; parties and entertaining; overnight guests, pets, etc.

The roommates have executed this agreement on _____ (date).

Signed by: _____