

## ROOMMATE AGREEMENT

This Roommate Agreement is made on <Date> between the below listed roommates who have agreed to live together at the specified residence.

[Your Name], residing at [Your Address] ("Roommate 1")

[Roommate's Name], residing at [Roommate's Address] ("Roommate 2")

The purpose of this agreement is to promote harmony and prevent conflicts by outlining the expectations and responsibilities of each roommate.

### Property details

The roommates are co-tenants in the rental property ("Property") located at: <Address>

The Landlord is:

Landlord's address:

Landlord's phone number:

Landlord's emergency maintenance number:

Landlord's email:

The roommates agree to the following terms:

- 1. Lease Term:** The lease term is from \_\_\_\_\_ to \_\_\_\_\_.
- 2. Security Deposit:** The total Security Deposit for the Property is \$\_\_\_\_\_ and will be shared as follows:
  - a) Each roommate has paid \$\_\_\_\_\_ to the landlord
  - b) Each roommate has paid \$\_\_\_\_\_ to \_\_\_\_\_
- 3. Utilities:** Each roommate agrees to pay \_\_\_% of the utility charges (choose all that apply):
  - RG&E
  - Internet
- 4. Rent:** The total rent for the lease period is \$\_\_\_\_\_. Each roommate agrees to pay \$\_\_\_\_\_ per month. Rent is due on the \_\_\_\_\_ day of the month. The rental and security deposit payment structure will be as follows: (**Choose an option**)
  - Rent is paid individually by each roommate. Each roommate is responsible for keeping a receipt for their rent.
  - Rent is paid by one check to the Landlord. \_\_\_\_\_ is the Tenant Bookkeeper. The Tenant Bookkeeper will deliver one check for the entire rent to the Landlord. Roommates must give their checks to the Tenant Bookkeeper at least \_\_\_\_\_ days before the rent is due and upon request for utilities.

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Any roommate who does not meet the deadline for rent and incurs late fees will be solely responsible for paying those late fees immediately to the Landlord along with unpaid rent.

Roommates understand and agree that they are jointly and severally liable for all rent owed, which means that each roommate is responsible to the landlord for the full amount of the rental unit's rent if the other roommate(s) fail to pay rent.

5. **Lease Breaking:** If one roommate ("departing roommate") elects to leave before the end of the lease term, it (Choose an option)
- is that departing roommate's responsibility to find a replacement roommate ("sublessor").
  - is not that departing roommate's responsibility to find a replacement roommate ("sublessor").

The departing roommate will continue to be responsible for their share of the rent until the end of the lease term or until a sublessor starts paying rent, whichever occurs first. Should the sublessor leave prior to the end of the lease term, the departing roommate will again be responsible for his/her share of the rent.

If the landlord's prior written approval is required to change roommates (sublease), then (Choose an option)

- the departing roommate
- the remaining roommate(s) is/are responsible for obtaining the landlord's approval.

6. **Guest Policy:** Each roommate needs to obtain permission from the other roommates prior to having any overnight guest(s). No overnight guest may stay longer than \_\_\_\_\_ nights without additional approval of the other roommates.
7. **Quiet Enjoyment:** Tenant must not permit or cause any noise or disturbance to other occupants of the property. Disturbance includes, but is not limited to, any violation of any law by Tenant or Tenant's guests against any other Tenant of Leaseholder or third party or Leaseholder's property or the property of any other Tenant.
8. **Housekeeping:** The roommates will divide all household chores as follows:
- a) Each roommate is responsible for cleaning their own room
  - b) The communal areas in the rental unit need to be cleaned as per the below roster  
<Type the cleaning routine to be followed>
9. **Restrictions:** The following activities or substances will not be permitted in the rental unit:
- Smoking

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- Alcohol
- Recreational drugs
- Pets

**10. Parties:** To host a party (“party” defined as a social gathering of 8 or more people), a roommate (or roommates) must inform the other roommates of the date, time and number of guests to be invited or expected to attend and obtain the consent of each roommate. Any roommate that consents to the party will be deemed a “co-host” of the party. If any roommate objects, the party cannot take place.

**11. Smoke Alarm:** Tenants may not remove batteries from smoke detectors, tamper with or remove any smoke detector. Tenant must immediately notify Landlord of any defective smoke detector. Otherwise, Tenant is required to maintain smoke detectors in good repair, including replacing batteries when required.

**12. Liability:** Roommate is solely responsible for their family, friends, guests, visitors or invites. Each and every term of this agreement is binding on such person or persons. The Tenant will consider any violation by such person or persons a violation. Tenant is also solely liable for any damage such persons may cause while on the property of Leaseholder.

Any change of this agreement must be in writing and signed by Leaseholder and Tenant. Tenant is not to assume any change based on any statement or action or omission by Leaseholder.

### **Signatures**

Electronic Signature: <Roommate1>  
Electronic Signature: <Roommate1>  
Electronic Signature: <Roommate1>

Date: <Date>  
Date: <Date>  
Date: <Date>