

ROOMMATE AGREEMENT

This Agreement made this _____ day of _____, 20____, is made by and between

_____,

_____,

_____,

_____.

WHEREAS, the parties hereto have, on the _____ day of _____, 20____, signed a lease for _____ (address) for a term lasting from _____ to _____, a copy of which is attached hereto, and plan to reside on said premises; and

WHEREAS, the parties wish to provide for the sharing of responsibilities in the renting of said premises.

IT IS THEREFORE AGREED:

1. That each of the parties agrees to follow the rules and conditions set out in the attached lease.

2. That each of the parties agrees to One _____ (1/____)* of the following expenses incurred in relation to the leased premises: (check if applicable):

____ rent (\$____/mo.)

____ general maintenance and upkeep

____ gas

____ food

____ electricity

____ damages not due to the negligence identified party

____ telephone service

____ other _____

____ water

If any of the parties pays more than the One _____ (1/__) share, the other party agrees to reimburse the first party.

This means one divided by the number of roommates. For example, in a house hold with 3 roommates, each member's share would be One-Third (1/3).

3. Each party agrees to pay for long distance telephone calls he or she makes.

4. A security or damage deposit in the amount of \$_____ (circle appropriate one) owner/agent/tenant: _____(name). The parties agree that the total deposit is \$_____ and that each tenant's portion is \$_____. Unless otherwise stated in the lease, the tenants agree to request that the landlord return the deposit in the following manner:

_____.

In the event that one roommate subleases their room to a new tenant, and unless otherwise stipulated in the lease, the security deposit exchange shall be conducted in the following way:

_____.

5. Each of the parties agrees to pay his/her share of the rent, utilities and phone in a timely manner during the entire term of the lease unless the following conditions are met:

- a. the party, at his/her expense, arranges to sublet his/her share to a subtenant,
- b. the subtenant is acceptable to the remaining parties, who will not unreasonably withhold their acceptance,
- c. the owner/manager consents in writing to the subtenant.

6. That repairs or improvements to the premises, the cost of which are to be shared by the parties, in excess of \$_____ in cost, shall be approved in advance.

7. If pets are permitted under the lease, each pet owner shall be solely responsible for all damages caused by his or her pet. This includes, but is not limited to, damage to furniture, carpeting, doors, lawn and garden.

8. Additional provisions (rules for music, smoking, housecleaning, etc.):

Each Roommate Sign Below:

(Each roommate should keep a copy for their records and give a copy to the landlord).*

* A roommate agreement is not binding on the landlord. For further information, for assistance in understanding lease terms such as "joint and several liability", or for assistance in resolving roommates disputes, call the COMMUNITY MEDIATION SERVICE at (303) 441-4364