

ROOMMATE AGREEMENT

It is hereby agreed on this day, _____, in the month of _____, in the year, _____, between and among the tenants and roommates at the following address _____, that:

1. RENT and UTILITIES. (A or B)

- A. Each person shall be responsible for either (circle one) one half, one third, one fourth, etc. (_____) of rent and utilities payable each month.

or

- B. Each person shall be responsible for rent and utilities payable each month as follows:

name _____	amount \$ _____
name _____	amount \$ _____
name _____	amount \$ _____
name _____	amount \$ _____

In the event that one or more roommates default or otherwise fail to pay rent, each are financially responsible only for the amount per month as set in this agreement. *You may also wish to note how payment will be submitted—does one roommate mail all the checks or does roommate each mail his/her own.*

2. LONG DISTANCE TELEPHONE CALLS.

Each person shall be responsible for his/her share of long distance charges payable each month.

You may want to note here and agree to how payments will be calculated and connected as well as whose name will be listed on the account.

3. DAMAGE DEPOSIT.

Each tenant has paid to the Landlord, as security deposit, as follows:

name _____	amount \$ _____
name _____	amount \$ _____
name _____	amount \$ _____
name _____	amount \$ _____

4. SUBLEASING.

If one or more roommates wishes to sublease to another party (sublessee), each and every remaining roommate must approve the sublessee(s) in order for the sublease agreement(s) to be considered valid. Consent shall not be unreasonably withheld.

5. ASSIGNMENT.

An assignment is considered an alteration of the existing rental agreement which must be approved by each and every party involved, including all roommates and the landlord.

6. GUESTS.

Only those persons signing the original lease are entitled to live in the rental unit. Overnight guest shall be considered as living in the rental unit after _____ consecutive days.

Consider an agreement regarding occasional overnight guests—are boyfriends/girlfriends welcome? How frequently?

7. RESPONSIBILITIES.

Each and every roommate shall:

- A. Comply with all obligations primarily imposed upon tenants by applicable provisions of building and housing codes materially affecting health and safety of those occupying, as well as, the property itself.

- B. Keep that part of the premises that the tenant occupies and uses as clean and safe as the condition of the premises permit.
- C. Dispose from the tenant's dwelling unit all ashes, rubbish, garbage, and other waste in a clean a safe manner.
- D. Keep all plumbing fixtures in the dwelling unit or used by the tenant as clean as their condition permits.
- E. Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances including elevators in the premises.
- F. Not deliberately or negligently destroy, deface, damage, impair or remove a part of the premises or knowingly permit a person to do so.
- G. Conduct himself or herself in a manner that will not disturb a neighbor's peaceful enjoyment of the premises.

8. ABANDONMENT.

If a roommate abandons the rental unit or leaves without finding a suitable sublease that person continues to be liable for rent and utilities as stated above, until such time as either a suitable sublessee can be found, or the expiration of the rental agreement. Unpaid rent may be deducted by the landlord only from the abandoning roommate's share of the security deposit. The abandoning roommate is responsible for finding a suitable sublessee.

SIGNED BY:

Name _____ Signature _____ Date _____

Name _____ Signature _____ Date _____

Name _____ Signature _____ Date _____

Name _____ Signature _____ Date _____

Name _____ Signature _____ Date _____