

# Roommate Contract

We have signed a lease at \_\_\_\_\_ on \_\_\_\_\_.  
(Address) (Date)

All roommates will share the responsibilities of renting as outlined below. It is for this reason that we are signing this agreement.

## I. Roommates

The roommates of the above rental unit are:

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. Terms

This agreement is to begin on \_\_\_\_\_ for a term lasting from \_\_\_\_\_ to \_\_\_\_\_.  
I fully understand and accept the rules and responsibilities of this agreement.

## III. Security Deposit

The security deposit for the rental dwelling is a total of \$\_\_\_\_\_.

Roommate #1 \_\_\_\_\_ will pay \$\_\_\_\_\_.

Roommate #2 \_\_\_\_\_ will pay \$\_\_\_\_\_.

Roommate #3 \_\_\_\_\_ will pay \$\_\_\_\_\_.

Each roommate is responsible for charges associated with the damages he/she or his/her guests cause. All other charges will be split amongst all roommates. The amounts will be paid back upon return of the security deposit 21 days after we move out.

## IV. Rent

Total rent amount for the rental dwelling is \$\_\_\_\_\_.

Roommate #1 \_\_\_\_\_ will pay \$\_\_\_\_\_.

Roommate #2 \_\_\_\_\_ will pay \$\_\_\_\_\_.

Roommate #3 \_\_\_\_\_ will pay \$\_\_\_\_\_.

The rent payment is due on the \_\_\_\_\_ of each month.

If rent is not paid by the date posted, there will be a fee of \$\_\_\_\_\_ (according to lease).

The rent payment includes the following utilities \_\_\_\_\_

## V. Utilities (Check and complete appropriate statements)

Utilities not covered by rent:

- All persons will share equally in the payment of utilities.
- All roommates will agree to pay the person designated below (bill payer) on or before the date specified.

Gas/Electricity Bill will be paid by (name): \_\_\_\_\_ Amount to be Paid: \_\_\_\_\_  
Date bill will be paid: \_\_\_\_\_ Date \$ is due to bill payer: \_\_\_\_\_

Water/Sewer Bill will be paid by (name): \_\_\_\_\_ Amount to be Paid: \_\_\_\_\_  
Date bill will be paid: \_\_\_\_\_ Date \$ is due to bill payer: \_\_\_\_\_

Other Explain: \_\_\_\_\_

(Cable, Internet, Etc.) Bill will be paid by (name): \_\_\_\_\_ Amount to be Paid: \_\_\_\_\_  
Date bill will be paid: \_\_\_\_\_ Date \$ is due to bill payer: \_\_\_\_\_

## VI. Amenities (Check and complete appropriate statements)

Amenities not covered by rent:

- All persons will share equally in the payment of utilities.
- All roommates will agree to pay person designated below (bill payer) on the date specified by all.

Internet Bill will be paid by (name): \_\_\_\_\_  
Date bill will be paid: \_\_\_\_\_ Date \$ is due to bill payer: \_\_\_\_\_

Cable Bill will be paid by (name): \_\_\_\_\_  
Date bill will be paid: \_\_\_\_\_ Date \$ is due to bill payer: \_\_\_\_\_

## VII. Moving Out

When a roommate moves out the landlord must be given \_\_\_\_\_ days notice, by *each* tenant. If proper notice is not given, the roommate will continue to pay his/her share of rent until the end of the lease. No financial loss should be left for the remaining roommates.

### ***When moving out: (Check appropriate statements)***

- All roommates agree to move out at the same time on \_\_\_\_\_
- If for any reason a roommate must move, he/she will continue to pay his/her share of the rent and bills until the end of the lease, unless a replacement or subletter is found. **Replacement roommate must be agreed upon with all roommates.**
- If any damage is done to the rental unit, whoever caused it (or whoever's guest caused it) must pay for it.
- Cleaning of the rental will be shared by all renters before anyone moves.
- Other: \_\_\_\_\_

## VIII. Personal Property

All roommates agree to refrain from borrowing roommates' personal property without prior consent.

## IX. Cleaning and Yard work

All roommates agree to share the responsibilities of cleaning and maintenance of the property (if applicable in lease).

- The roommates have decided to develop a schedule of cleaning duties and yard work.
- The roommates have decided to work together at a designated time to complete the cleaning duties and yard work.

## X. Additional Terms and Agreements

In addition to the items mentioned above, the following items have been known to cause conflict between roommates. If you foresee any of these being a problem, write out additional agreements.

- Smoking/alcohol \_\_\_\_\_
- Parking \_\_\_\_\_
- Overnight guests \_\_\_\_\_
- Clean-up after parties/guests \_\_\_\_\_
- Use of TV/cable \_\_\_\_\_
- Use of stereo \_\_\_\_\_
- Behavior of guests \_\_\_\_\_
- Food/groceries/household supplies \_\_\_\_\_
- Keys \_\_\_\_\_
- Quiet hours (studying/sleeping) \_\_\_\_\_
- Compliance with landlord's rules \_\_\_\_\_
- Shared/Common Areas \_\_\_\_\_

## XI. Renter's Insurance

- All roommates agree to obtain their own renter's insurance policy.**

## XII. Roommate Mediation

Often the basis of disputes is a lack of communication or a mismatch of expectations between roommates. When you feel you can no longer handle your roommate conflict alone, you can seek assistance from the Campus Mediation Center. They are located in Merrill Hall G33.

### **Signatures of Roommates**

By signing below, you agree to all of the terms and conditions stated above.

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_