

Sample Roommate Agreement

[A]___(insert name)___, [B]___(insert name) ___, and [C]___ (insert name) ___ are cotenants at Apartment, 601 University Dr., (city), (state) , under a year-long lease that expires on August 1, 201___. They have all signed a lease with the landlord, ___(insert name)___, for apartment/unit # ___and have each paid \$ _____ towards the security deposit of \$ _____. A, B, and C (insert names) agree to the following terms and conditions:

Rent. The rent of \$1200 per month will be shared equally, at \$400 per person. (Roommate A – name) will write a check for the total month's rent and take it to the manager's office on the first of each month (or the next day if the 1st falls on a holiday). (Roommate B – name) and (Roommate C – name) will pay their share to (roommate A – name) before the due date.

Bedrooms. (Roommate A – name) and (roommate B – name) will share the large bedroom with the adjacent balcony; (roommate C – name) will have the small bedroom.

Food. Each roommate is responsible for individual food purchases.

Cleaning. The household chores for the apartment (living room, dining room, kitchen, and bathroom) will rotate. Each roommate will be responsible for vacuuming, dusting, mopping, and bathroom maintenance on a weekly basis. Each roommate will clean up after himself in the kitchen and common areas. Dishes will not be left in the kitchen sink for more than 24 hours.

Utilities. Everyone will pay an equal share of the electricity, gas and water bills. (Roommate A - name) will be in charge of the service accounts and pay the bill. Within three days of receiving the bill, (roommate C – name) and (roommate B – name) will each pay (roommate A – name) one-third of the total.

Cable. (roommate B – name) will arrange for cable service and will pay the monthly bill. All roommates will share the cable bill equally.

Guests. Each roommate agrees to have no more than one overnight guest at a time and to inform the others in advance, if possible. In no event should the frequency of the guest be in violation of the lease.

Exam Periods. During mid-term and final exam periods, no roommate will have overnight guests or parties.

Pets. There will be no pets without prior authorization of both the other roommates and the landlord.

Violations of the Agreement. The roommates agree that repeated and serious violations of one or more of these understandings will be grounds for any two roommates to ask the other to leave. If a roommate is asked to leave, he will do so within two weeks, and will forfeit any outstanding pre-paid rent.

Leaving Before the Lease Ends. If a roommate wants to leave before the lease expires on August 1, 201X, he will give as much notice as possible (and not less than one month) and diligently try to find a replacement tenant who is acceptable to the remaining roommates and the landlord.

Security Deposits. The roommate who leaves early (voluntarily or involuntarily) will get his or her share of the security deposit returned, minus costs of unpaid rent, repairs, replacement, and cleaning attributable to the departing tenant, when and if an acceptable roommate signs the lease and contributes his/her share to the security deposit. If an acceptable roommate cannot be found, the departing tenant will not receive any portion of his share of the security deposit until the tenancy of the remaining cotenants is over and the security deposit is refunded, in whole or in part, by the landlord.

Dispute Resolution. If a dispute arises concerning this agreement or any aspect of the shared living situation, the roommates will ask the (Dispute Resolution Center or other such service – name here) for assistance before they terminate the cotenancy or initiate a lawsuit. This will involve all three roommates sitting down with a mediator in good faith to try to resolve the problems.

_____	_____
A (name)	Date
_____	_____
B (name)	Date
_____	_____
C (name)	Date

All signers agree that they signed (three) copies of this agreement and that each tenant has his or her own original document.