

Sample Roommate Agreement

_____, _____ and _____ are co-tenants at _____, _____, under a ____ year-long lease that expires on _____. They have all signed a lease with the landlord, _____, and have each paid _____ towards the security deposit of _____. _____, _____ and _____ all agree as follows:

- 1. Rent.** The rent of _____ per month will be shared equally, at _____ per person. _____ 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). _____ and _____ will pay their share to _____ on or before the due date.
- 2. Bedrooms.** _____ and _____ will share the large bedroom with the adjacent deck; _____ will have the small bedroom.
- 3. Food.** Each co-tenant is responsible for his own food purchases.
- 4. Cleaning.** _____ will clean his own room; _____ and _____ will clean theirs weekly. The household chores for the rest of the apartment -- living room, dining room, kitchen and bathroom -- will rotate, with each co-tenant responsible for vacuuming, dusting, mopping and bathroom maintenance on a weekly basis. Each co-tenant will promptly clean up after himself in the kitchen. No one will leave dishes in the sink for more than 24 hours, and everyone will promptly clean up when asked.
- 5. Utilities.** Everyone will pay an equal share of the electricity and gas bills. _____ will arrange for service and will pay the bill. Within three days of receiving the bill, _____ and _____ will each pay _____ one-third of the total.
- 6. Phone.** _____ will arrange for phone service and will pay the monthly bill. Within three days of receiving the bill, _____, _____ and _____ will identify their own long-distance charges and _____ and _____ will each pay _____ their long-distance totals, plus one-third of the fixed charges.
- 7. Guests.** Because of the apartment's small size, each tenant agrees to have no more than one overnight guest at a time and to inform the others in advance, if possible. Each co-tenant agrees to no more than four guests overnight in a month.
- 8. Exam Periods.** During mid-term and final exam periods, no co-tenant will have overnight guests or parties.
- 9. Violations of the Agreement.** The co-tenants agree that repeated and serious violations of one or more of these understandings will be grounds for any two co-tenants to ask the other to leave. If a co-tenant is asked to leave, he will do so within two weeks, and will forfeit any outstanding pre-paid rent.
- 10. Leaving Before the Lease Ends.** If a co-tenant wants to leave before the lease expires on _____, 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 co-tenants and the landlord.
- 11. Security Deposits.** The co-tenant who leaves early (voluntarily or involuntarily) will get his share of the security deposit returned, minus costs of rent, repairs, replacement and cleaning attributable to the departing tenant, when and if an acceptable co-tenant signs the lease and contributes his share to the security deposit. If an acceptable co-tenant cannot be found, the departing tenant will not receive any portion of his share of the security deposit until the tenancy of the remaining co-tenants is over and the security deposit is refunded (or not) by the landlord.

12. **Dispute Resolution.** If a dispute arises concerning this agreement or any aspect of the shared living situation, the co-tenants will ask _____ for assistance before they terminate the co-tenancy or initiate a lawsuit. This will involve all three tenants sitting down with a mediator in good faith to try to resolve the problems.

Date

Date

Date