ROOMMATE AGREEMENT

This Roommate Agreement (this "Agreement") is made among the roommates named below (each a "Roommate"), who share the home at _____ (the "Home"). It takes effect on _____ (the "Effective Date").

Roommates: (1) _____; (2) _____; (3) _____; (4) _____.

1. THE LEASE AND THE LANDLORD

The Home is rented under a lease or rental agreement with _____ (the "Landlord") (the "Lease"). Roommates not named in the Lease: _____ (leave blank if every Roommate is on the Lease).

This Agreement is among the Roommates only. It does not change the Lease, does not bind the Landlord, and does not reduce any Roommate's duties to the Landlord. Each Roommate on the Lease may be responsible to the Landlord for the full rent and for all damage. Among themselves, each Roommate bears only the shares below and will repay any Roommate who covers a share they failed to pay or a loss they caused.

This Agreement runs until the Lease ends on _____, or for as long as a month-to-month Lease continues.

2. BEDROOMS AND SHARED AREAS

Bedrooms and private spaces: _____. Each bedroom is private. All other areas are shared, and no Roommate will block the others from using them.

3. RENT AND SECURITY DEPOSIT

The total rent is $_____ a month, due on the _____ day of each month. Shares: (1) $_____; (2) $_____; (3) $_____; (4) $_____.

Check one: [ ] each Roommate pays their share directly to the Landlord; [ ] each Roommate pays their share to _____ at least _____ days before the rent is due, and that Roommate pays the Landlord. A Roommate who pays late covers any late fee the Landlord charges because of it.

The security deposit is $_____, contributed in the same proportion as the rent. Deductions caused by one Roommate, or their guests or pets, come out of that Roommate's contribution. Other deductions are shared. The Roommate who receives the refund pays each other Roommate their portion within 14 days.

4. UTILITIES, SUPPLIES AND FOOD

Shared bills: _____. They are split _____. The Roommate who pays a bill shares a copy, and the others repay their part within _____ days.

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Household supplies are handled as follows: _____. Food is handled as follows: _____.

5. HOUSE RULES

Cleaning: _____. Each Roommate cleans up after themselves in the shared areas promptly.

Overnight guests may stay no more than _____ nights a _____. No guest stays more than 14 nights in a row without every Roommate's written agreement. Each Roommate is responsible for their guests.

Quiet hours are from _____ to _____. Pets: _____. Smoking and vaping: _____. Any pet or smoking must also be allowed by the Lease.

Items bought together: _____. When a Roommate leaves, those who stay will buy out the leaving Roommate's share at a fair used value they agree on, unless the Roommates agree to sell the items and split the money.

Each Roommate pays for damage they, their guests or their pets cause, beyond normal wear and tear.

6. MOVING OUT

A Roommate who wants to move out early will give the others at least _____ days' written notice and keeps paying their share until _____. A replacement must be approved by _____ of the remaining Roommates and by the Landlord if the Lease requires it.

No Roommate will change the locks, remove another Roommate's belongings, or try to force another Roommate out of the Home.

7. DISAGREEMENTS AND GENERAL TERMS

The Roommates will first try to settle any disagreement at a house meeting, then by mediation, and then in small claims court in the county where the Home is located. The laws of the State of _____ govern this Agreement.

This Agreement is the complete agreement among the Roommates and can be changed only in a writing signed by every Roommate. If any part is unenforceable, the rest stays in effect. It may be signed in counterparts and electronically.

Additional terms: _____

SIGNATURES

Roommate

Signature: _____ Date: _____

Printed Name: _____

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Roommate

Signature: _____ Date: _____

Printed Name: _____

Roommate

Signature: _____ Date: _____

Printed Name: _____

Roommate

Signature: _____ Date: _____

Printed Name: _____

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