ROOMMATE AGREEMENT

This Roommate Agreement (the "Agreement") is made on _____ among the people listed in Section 1 who sign below (each a "Roommate"), who share the home at _____ (the "Home") under a lease with _____ that ends on _____ (the "Lease").

This Agreement is only between the Roommates. It does not change the Lease, does not bind the landlord, and does not limit what any Roommate owes the landlord under the Lease. If the Lease makes each tenant responsible for the full rent or for damage, that stays true no matter what this Agreement says about how the Roommates share costs among themselves.

1. ROOMMATES AND BEDROOMS

ROOMMATE	BEDROOM AND ANY PRIVATE SPACE (BATHROOM, CLOSET, PARKING)

Each Roommate respects the others' privacy and does not enter another Roommate's bedroom without permission, except in an emergency.

2. RENT

The total rent under the Lease is $_____ per month, due to the landlord on _____. The Roommates split it as follows:

ROOMMATE	MONTHLY SHARE
Total	

Check one:

☐ Each Roommate pays their own share directly to the landlord on or before the rent due date, in whatever way the landlord accepts.

☐ Each Roommate pays their share to _____ by _____, and that Roommate pays the full rent to the landlord on time and shares proof of payment with the others on request.

- A Roommate who pays their share late is responsible for any late fee or other charge the landlord imposes because of that late payment.
- If a Roommate does not pay their share and another Roommate covers it to keep the rent paid, the Roommate who did not pay owes that amount back to whoever covered it.

3. SECURITY DEPOSIT

The security deposit paid to the landlord is $_____. Each Roommate contributed:

ROOMMATE	CONTRIBUTION

When the landlord returns the deposit, the Roommates divide it in proportion to their contributions. A deduction caused by one Roommate (or that Roommate's guest or pet) comes out of that Roommate's portion. Deductions for shared areas that can't be traced to one Roommate are shared in proportion to contributions.

4. UTILITIES AND INTERNET

Utility and internet bills are split (check one):

☐ Equally among the Roommates.

☐ By percentage, as listed below.

☐ Another way, described below.

- _____: _____%
- _____: _____%
- _____: _____%
- _____: _____%

Other arrangement: _____

Account holders (utility: roommate): _____

_____

The account holder pays each bill on time and shares a copy with the others. Each Roommate pays the account holder their share within _____ days of receiving the bill.

5. GROCERIES AND SHARED SUPPLIES

Check one:

☐ Each Roommate buys their own food and doesn't use the others' food without asking.

☐ Groceries are shared and the cost is split equally. Receipts are kept and settled up at least monthly.

☐ Groceries: _____

Shared household supplies: _____

6. CHORES AND CLEANING

CHORE	WHO / HOW OFTEN

Each Roommate keeps the Home in the condition the Lease requires and reports repair needs to the landlord promptly.

7. QUIET HOURS AND GUESTS

- **Quiet hours:** _____
- **Guests:** _____
- **Overnight guests:** _____

Each Roommate is responsible for their guests' behavior and for any damage their guests cause. Guest stays must also follow any limits in the Lease.

8. PETS AND SMOKING

Check one:

☐ No pets are kept in the Home.

☐ No pet may be brought into the Home without every Roommate's written agreement and, if the Lease requires it, the landlord's written consent.

☐ The Roommates agree to these pets: _____. Any other pet needs every Roommate's written agreement and, if the Lease requires it, the landlord's written consent.

A pet's owner is responsible for its care, cleanup and any damage or charges it causes.

Check one:

☐ No smoking or vaping of any kind anywhere in the Home.

☐ Smoking and vaping are allowed only outside, away from doors and windows, and only where the Lease allows it.

☐ Smoking and vaping: _____

9. MOVING OUT EARLY

- A Roommate who wants to move out before the Lease ends gives the other Roommates written notice at least _____ days before leaving.
- The departing Roommate stays responsible for their share of rent and utilities until the earlier of (a) the end of the Lease or (b) the date a replacement Roommate moves in and takes over that share.
- The departing Roommate may find a replacement. A replacement must be acceptable to the remaining Roommates, who will not unreasonably refuse, and must be approved by the landlord if the Lease requires it. A replacement is not on the Lease unless the landlord adds them in writing.
- The departing Roommate's share of the security deposit is settled when the landlord returns the deposit at the end of the Lease, unless the replacement agrees to buy it out sooner.

10. DISAGREEMENTS

Check one:

☐ Roommates raise problems directly and early. If that doesn't settle it, any Roommate may call a house meeting, and the Roommates will try in good faith to agree on a fix.

☐ Roommates raise problems directly and early. If that doesn't settle it, any Roommate may call a house meeting. If the meeting doesn't settle it, the Roommates will try a free or low-cost mediation service before going to court.

Nothing in this section stops a Roommate from contacting the landlord about a Lease issue, calling for help in an emergency, or going to court over money owed.

11. OTHER TERMS

_____

_____

12. GENERAL

- This Agreement lasts until the Lease ends or all Roommates move out, whichever comes first. A Roommate's obligations to pay amounts already owed continue after they move out.
- Changes to this Agreement must be in writing and signed by every Roommate then living in the Home.
- If any part of this Agreement can't be enforced, the rest still applies.
- Each Roommate gets a signed copy.

13. SIGNATURES

By signing below, each Roommate agrees to this Agreement.

Roommate signature	Date
Roommate signature	Date
Roommate signature	Date
Roommate signature	Date

Made free at make.lease/forms/roommate-agreement