

# Rental Agreement Between Roommates

This contract is an explanation of duties and responsibilities roommates agree to owe each other. It does not affect the duties and responsibilities roommates owe the landlord either by a separate agreement or by law. Additional agreements can be added to the third page..

It is mutually agreed this date of \_\_\_\_\_ that the following roommates:

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agree to share rent and other responsibilities (see third page) on the dwelling unit known as:

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Each agrees to pay \$ \_\_\_\_\_ rent from \_\_\_\_\_ to \_\_\_\_\_. Due on the \_\_\_\_\_ day of each month.

## UTILITIES

The owner furnishes the following utilities services. \_\_\_\_\_  
All other charges are divided equally between roommates. Each is responsible for \_\_\_\_\_ (%) of total utilities due on the \_\_\_\_\_ day of each month..

## SECURITY DEPOSIT

Each roommate agrees to pay \_\_\_\_\_ % of the security deposit of \$ \_\_\_\_\_. The deposit is held for unpaid rent or damages resulting from tenants failure to maintain the unit. This does not include normal wear and tear. It does include any damages a guest of yours might do. This deposit must be returned in full at the end of the lease, unless the landlord gives you an itemized list of the charges.

## REPAIRS

Roommates maintain the dwelling in a clean and habitable condition. Report any repairs to the landlord immediately. Roommates or guests are liable for damages that they do to the dwelling or to the personal possessions of another roommate.

## RULES FOR TERMINATING AN AGREEMENT

If you terminate the agreement give a written 30 day notice, before the rent due date, to all other roommates, if, for some reason you must leave before the lease is up. However, in order to be free of your financial responsibility for your share of the rent, a substitute roomy must be found that is acceptable to the others. This will probably satisfy the landlord and a new lease will be written up that does not include you. If the landlord does not agree, you are still liable for your share of the rent, and you should continue negotiating to try to find a solution.

If you abandon your roommates, and vacate before the lease is up, you remain liable for your share of the rent. The remaining roommates will make a reasonable effort to find a substitute roommate, because the entire rent agreed upon with the landlord is due even though you are gone. (This section is for a joint and several lease .)

## PHONE

Check 1 or 2 and all roommates sign.

1. \_\_\_\_\_ We agree not to get long distance, and each person takes care of their own long distance with a cell phone, card or using collect.
2. \_\_\_\_\_ We agree to get long distance, and when the bill comes each person will take care of their own calls. Our guests will not be allowed to make long distance calls unless the other roommates know which roommate will be responsible for the call.

## INSURANCE

The Landlord insures the building. He does not insure your personal belongings. Check with your parent or guardian to see if their policy will cover your possessions. Each roommate will be responsible for seeing that their personal possessions are insured.

## ADDITIONAL AGREEMENTS

The third page is for additional agreements. The third page can be used to deal with how the rooms will be kept clean, how each will clean up their own mess, and how the bills will be paid each month. There may be a pet that someone needs to be responsible for. Everyone also signs the third page.

*A full copy of this agreement will be made and given to each signer.*

We the undersigned agree to the roommate agreement.

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CONTINUED. . .RENTAL AGREEMENT BETWEEN ROOMMATES

ADDITIONAL AGREEMENTS

1.

2.

3.

4.

5.

6.

7.

8.

We the undersigned agree to the roommate agreement

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