

ROOMMATE AGREEMENT

Note: This agreement is not part of your rental agreement or lease with the owner of the property. Your rental agreement requires compliance with its terms and conditions at all times and by all parties, whether or not, they are present when violations take place. Occupancy is also not a requirement of your rental agreement. Therefore, you may be held accountable or responsible for rent and damages to the unit, until such time that the unit is completely vacant and possession is returned to the owner/agent.

Purpose: The purpose of this agreement is to address issues that come up in sharing housing with others and to define individual rights and responsibilities between and among the occupants.

1. This agreement is made between: _____

_____ who will be roommates at _____

which is rented from _____. The total rent per month is \$_____

with
_____ paying \$_____, _____ paying \$_____,
_____ paying \$_____, _____ paying \$_____,
_____ paying \$_____, _____, paying \$_____ and
_____ paying \$_____

per month on or before the ____ day of each month. Any late charge will be paid by the roommate(s) that make the rent late. Any NSF check charge shall be paid by the roommate that writes the bad check. Any service fees for violations shall be paid by the roommate(s) which cause the violation.

2. UTILITIES: The following utilities will be paid by each roommate on a equally divided share unless otherwise agreed to in writing:

Electric _____	CATV _____
Water _____	Telephone _____
Gas _____	Alarm Service _____
Sewer _____	Other _____

Each roommate is responsible for his/her own long distance calls.

3. DEPOSIT: The deposit for security, cleaning & damage will be paid by each roommate on an equally divided share. If one of the roommates decides to move, his/her share of the deposit shall be left for the remaining roommate(s). Any new roommates must be pre-approved by the owner/agent prior to occupancy in the unit. The new roommate(s) shall pay a prorated share of the deposit to the one who is moving or has moved out after any damages are paid and utilities are paid. Any roommate moving out must give the other roommates twenty (20) days written notice before the next rent due date or else he/she loses any right to their share of the deposits even if another roommate moves in.

(Note: Upon vacating the unit and returning possession to the owner/agent, any refund of deposit shall be made payable to all the roommates of record on the initial rental agreement, or as modified throughout the term by consent of all parties, unless written, signed & notarized instructions are received transferring the rights to said portion of deposit.

4. PUBLIC AREAS: The following areas that are checked are considered public areas to be used by any and all of the roommates:

() Living Room; () Dining Room; () Kitchen; () Recreation Room; () Family Room;
() Basement; () Garage; () Patio; () Deck; () Yard; () Laundry; () Other

The cleaning & maintenance of these areas will be the responsibility of each of the roommates on a weekly basis. A rotation schedule shall be established and posted, stating who is responsible for which duties & when. The public areas may be used by any of the roommates during reasonable hours for entertaining friends. The roommate who is hosting the guests shall be responsible for cleaning after the guests leave. The roommates must decide and mutually agree on how the "chores" are to be done: either by rotation or by dividing items by area (if someone prefers gardening, he gardens, while other does inside work)

5. PRIVATE AREAS: The bedrooms of each roommate will be considered their private area. Nobody else is to enter the private area of another, without the permission of the residing roommate, except in cases of emergency. Each roommate will be responsible for cleaning and maintaining his/her private area. Each roommate's laundry, trash, etc. shall be kept within his/her private area until properly disposed or cared for. Laundry may not be piled up in the laundry area, clean or dirty. Once laundry is clean, it shall be returned to his/her private area.

6. PARTIES: Any roommate that wants to have a party must get the approval of the other roommate(s) five (5) days before the date of the party. The noise level or the radio, tv, other media and/or guests will be kept so that the other roommate(s) will be able to enjoy their private area in peace.

7. OVERNIGHT GUESTS: Relatives of each roommate will be allowed to stay overnight on weekends but not more than once a month for any one roommate. The length of stay shall be limited to weekends/holidays only. Other guests may stay overnight as long as the privacy of the other roommate(s) is not abused. Being guests can increase costs of living in the house (i.e. water usage, electricity, food, etc.), if guest visits are not fairly equal, then the roommate who is having most of the guests shall pay extra toward utilities.

8. FOOD & OTHER HOUSING EXPENSES: Each roommate shall be responsible for paying for or furnishing the food and other personal items, as needed. General common items shall be purchased and the cost shared equally among those using them (salt, sugar, cleaners, soap, etc.). Cupboards, refrigerator shelves & freezer space shall be divided and labeled so that each person may keep his/her items in a convenient location. Guests shall be instructed to not take or use other roommate's items, the hosting roommate shall be responsible for items consumed or used by any guest.

9. PETS: If pets are allowed at the property, the roommate who owns the pet shall be responsible for any pet fees, pet rent and/or damage caused by said pet. The owner of the pet will be responsible for the care & feeding of the pet. If the pet becomes a nuisance to the other roommate(s), then the pet will not be allowed to remain.

10. Other Terms:

Roommate #1

Roommate #2

Roommate #3

Roommate #4

Roommate #5

Roommate #6