

Model Roommate Agreement

It is mutually agreed this _____ day of _____, 20__, between _____, _____, and _____, joint tenants in an apartment known as _____ (name of apt.), located at _____, that the tenant's responsibilities under the lease agreement and their behavior in general shall be governed by the following terms:

- A. The rent will be divided into _____ parts, and each tenant will be individually liable for one part of the rent, which is _____ per month.
- B. The rent shall be due from each tenant on or before the first day of each month, until the end of the lease.
- C. All tenants and their guests shall observe the hours between _____ and _____ as quiet hours on weekdays. During quiet hours no tenant or his/her guest shall _____, _____, and/or _____ without the consent of the other tenants who are in the apartment during these hours.
- D. All tenants (may/may not) have overnight guests.
- E. All utility bills incurred in the apartment, including but not limited to gas, electricity, water, cable, and basic phone service, excluding long distance charges, shall be divided equally among the tenants, and each tenant shall be liable for his/her share.
- F. Each tenant shall contribute an equal amount of money to supply the landlord with the required security deposit. At the end of the tenancy each tenant shall receive an equal share of the refund of the security deposit, minus the amount for any damages caused by an individual tenant. If a tenant creates more damages than her/his share of the security deposit will cover, then that tenant shall reimburse the other tenants for any losses of their portion of the security deposit.
- G. All tenants will be responsible for the upkeep of the apartment. Tasks such as washing dishes, taking out the trash, cleaning the bathroom and other areas of the apartment, shall be performed on a rotating basis by each tenant when appropriate.
- H. If any tenant desires to leave before the end of the lease, that tenant shall be responsible for informing the other tenants of his/her intentions, finding a new tenant, and paying his/her portion of the rent until the end of the lease if he/she cannot find a replacement. The other tenants shall not refuse any candidate for replacement without reasonable cause.

Nothing in this agreement shall take precedence over the lease. The tenants having read this agreement, now will acknowledge their agreement to the terms by signing this document.

Tenant

Date

Tenant

Date

Tenant

Date