



**All persons signing a lease are legally responsible for each other's payment of rent.**

**It does not matter who is at fault** or what the circumstances are, if one person does not pay their share of the rent, THE ENTIRE GROUP risks being evicted and sued by the landlord for non-payment.

If you have co-signers, they could be pursued as well.

**Leaving for the summer?**

**Most leases are for 12 months.** All roommates need to understand this, and be prepared to pay the rent and utilities, even if they are not living there for the summer.

Also, students who leave in May might try to look for someone to take their place in the apartment for the summer. Are the remaining roommates willing to live with a stranger for the summer? Discuss this.

**You cannot break a lease.**

What if, 8 months later, you don't want to live with your roommate(s) anymore? What if 1 person from the group drops out of school?

You're stuck with the lease, unless you can find someone to take that person's place. Everyone will be responsible for rent.

**Everyone needs to sign at the same time.**

Make sure to sign at the same time. If one roommate signs on Monday and the other roommate(s) decide to not rent with the place, the roommate who signed on Monday will be responsible for the ENTIRE lease. There is no way to break the lease.

**Signing an individual lease for a by-the-bedroom apartment:**

At places that rent "by the bedroom," you are not responsible for the other roommates' rent, but be aware:

- ◆ **You are still jointly responsible for any damage** done to the common areas of the apartment.
- ◆ **You can be placed with literally ANYONE:** they don't have to be students, they don't have to be your age; they can be loud partiers; they could smoke/not smoke, etc.. Even if they claim to do "roommate matching," they make no guarantees of who you will be placed with.

*This is NOT like in University-owned housing where a staff person is there to help you with conflict.*

**Fill out the Roommate Agreement on the inside of this brochure.**

*Be honest! Not everyone is easy to live with. Tell your roommates your habits and let them know of your expectations. Keep a copy!*

**Tenant Union**  
**TenantUnion.illinois.edu**  
**326 Illini Union**



**Roommates**



**The Roommate Agreement  
&  
Conflict Resolution Tips**



## Roommate Agreement

**This agreement does not prevent the landlord from holding roommates responsible for each other's share of rent, utilities or damages.**

This agreement is made between the joint tenants of \_\_\_\_\_ (address)  
for the 20\_\_\_\_ - 20\_\_\_\_ lease term for the purpose of preventing conflict during the lease term.

Name: \_\_\_\_\_ Rent: \$ \_\_\_\_\_ Deposit\$ \_\_\_\_\_

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### SECURITY DEPOSIT

The roommates will **divide the refund of the security deposit** according to the amount each tenant originally paid as listed above. \_\_\_\_\_ (initial)

**When a roommate is clearly responsible for fees and damages** to the premises—including late fees, repairs, and cleaning costs— that roommate will pay full fees and damages. The roommates agree to share equally in the cost of all other fees and damages charged. \_\_\_\_\_ (initial)

### UTILITIES

Electric/Gas Bill will be in the name of \_\_\_\_\_  
Water Bill will be in the name of \_\_\_\_\_  
Internet Bill will be in the name of \_\_\_\_\_  
Cable Bill will be in the name of \_\_\_\_\_  
We will split them \_\_\_\_\_ % each

### SUBLETTING

Each of us agrees that if, for any reason, during the term of the lease, one of us moves out of the apartment, **s/he will continue to pay their rent due, until a replacement tenant is found**, and, s/he will also pay the difference between this amount and the amount paid by the subtenant, if the subtenant does not agree to pay the absent roommate's full share of the rent. \_\_\_\_\_ (initial)

Each of us signing below **agrees to accept any person one of us proposes as a subtenant** or replacement tenant, unless good cause can be shown as to why that person should not be a subtenant. Good cause would mean \_\_\_\_\_  
\_\_\_\_\_. \_\_\_\_\_ (initial)

Any one of us who looks for a replacement tenant for summer sublet, spring sublet, or for any other time period during the contract, **agrees to pay all costs for advertising the vacancy** and further agrees not to enter into a sublease agreement with anyone until a reasonable attempt has been made for all remaining roommates to meet the prospective replacement tenant and to express any concerns about that person being a replacement, as described above. \_\_\_\_\_ (initial)

### GUESTS

Each roommate is responsible for the behavior of his or her guests. \_\_\_\_\_ (initial)

Guests shall not unreasonably disturb other roommates. \_\_\_\_\_ (initial)

No guest may stay for more than \_\_\_\_\_ consecutive days without the permission of all other roommates. \_\_\_\_\_ (initial)

New roommates may move in only with the written permission of all other roommates and the landlord. \_\_\_\_\_ (initial)

### QUIET HOURS

All roommates agree to observe quiet hours for sleep  
Weeknights \_\_\_\_\_ P.M. - \_\_\_\_\_ A.M.  
Weekends \_\_\_\_\_ P.M. - \_\_\_\_\_ A.M.

### PETS

The following pets are permitted: \_\_\_\_\_  
& are the responsibility of: \_\_\_\_\_  
(if allowed in the lease!)

### SMOKING

Is smoking in the apartment allowed? \_\_\_\_\_  
(If allowed by the lease!)

### HOUSEHOLD CHORES

We agree to clean the dishes right after use: \_\_\_\_\_ (initial)  
We will do chores in the common areas (take out trash, clean out fridge, clean floors, etc.): \_\_\_\_\_ twice per week  
\_\_\_\_\_ once per week \_\_\_\_\_ every other week

### FOOD SHARING

We will share grocery bills: \_\_\_\_yes \_\_\_\_no  
\_\_\_\_ only when asked  
(we do not recommend doing this)  
We will share condiments & spices: \_\_\_\_yes \_\_\_\_no  
\_\_\_\_ only when asked  
We will share food items: \_\_\_\_ yes \_\_\_\_ no  
\_\_\_\_ only when asked

### OTHER SHARING

We will share pots, pans, & dishes: \_\_\_\_ yes \_\_\_\_no  
We will share cleaning supplies: \_\_\_\_yes \_\_\_\_no  
We will share laundry supplies: \_\_\_\_ yes \_\_\_\_no  
We will share clothing & personal items: \_\_\_\_ yes \_\_\_\_ no  
\_\_\_\_ only when asked

### CONFLICT

Discuss:

- ◆ How should I bring up something that bothers me?
- ◆ What are your standards for cleanliness?
- ◆ What are you like when you are grumpy?



## Tips for how to resolve conflict

### Dealing with Conflict

1. Get everyone involved in the conflict together.
2. Each roommate should take a turn describing their perceptions of the situation, how they feel about it, and what they want.
3. Together, come to an agreement on WHAT the conflict is.
4. Everyone should agree on a resolution.
5. Talk about what changes are needed to bring about the acceptable situation.
6. Together, make a plan of action which will help achieve the desired new situation and set a time frame.
7. Make a commitment to make the necessary changes.
8. Set a future date to evaluate the situation and to renegotiate any differences if necessary.

### Tips for Successful Dispute Resolution

1. Start right. Set a time to talk when it is good for everyone.
2. Everyone involved is an equal and should have equal rights to be heard.
3. Look at each other's perspective. Ask your roommate to put themselves in the shoes of others.
4. Avoid blaming each other.
5. Talk about actions which can be changed rather than personality. "You leave your books all over." Not, "You are a lazy slob."
6. Don't team up with one roommate against another.
7. Don't psychoanalyze your roommate. Avoid, "Maybe you don't realize this about yourself..."
8. Don't put anyone on the spot with insisting on an immediate response to your demands.

You don't have to do this all by yourself!

**The Office of Student Conflict Resolution** can help.

They provide mediation services and advice to roommates experiencing issues.

*www.ConflictResolution.illinois.edu*