

ROOMMATE AGREEMENT

This Roommate Agreement is made by the following "**Roommates**":

Description	Last Name	First Name	Email
Roommate 1			
Roommate 2			
Roommate 3			
Roommate 4			

The Roommates shall reside in the following "**Apartment**":

Street Address		Apt #	
City/State/Zip	Arlington, TX _____		
Community Name			

The University of Texas at Arlington, "**Lessor**" has entered into a written "**Lease Agreement**" with the following person who is identified on the Lease Agreement as the "**Lessee**":

Description	Last Name	First Name
Lessee		

The following person(s) is identified on the Lease Agreement as an "**Additional Occupant(s)**":

Description	Last Name	First Name
Additional Occupant 1		
Additional Occupant 2		
Additional Occupant 3		

The Roommates agree to the following terms:

1. *Lease Agreement and Related Documents.* The relationship of the University to the Lessee and Additional Occupant(s) is defined in the Lease Agreement and its related documents. All of the Roommates have reviewed the Lease Agreement, the Terms and Conditions for the Lease Agreement, and the UTA Housing Handbook, so each is familiar with their rights and responsibilities under the Lease Agreement. Copies of these documents shall be retained by the Lessee.
2. *Roommate Agreement and Related Documents.* This Roommate Agreement is an agreement between Roommates, and is not an agreement with the University. By signing this agreement, all Roommates acknowledge they have reviewed this Roommate Agreement and the UTA Roommate Handbook. Copies of these documents shall be retained by each Roommate.

3. *Lease Term.* Each of the Roommates agrees to reside in the Apartment:

o for the period noted below:

Commencement Date:	
Termination Date:	

o on a month-to month basis, and may terminate this Roommate Agreement by giving thirty days advance written notice to the other Roommates.

Only the Lessee may terminate the Lease Agreement with the Lessor. The Lessee should carefully review the termination provisions outlined in the Lease Agreement prior to terminating the Lease Agreement.

4. *Rent.* Rent is due and payable in advance. The Lessee is responsible to pay the Lessor the total monthly rent due on the first day of each month. Additional Occupants are responsible to pay rent directly to the Lessee in the amount noted below on:

- o the ____ day of the month, or by
- o the ____ day of the previous month.

Description	Monthly Rent Amount
Additional Occupant 1	
Additional Occupant 2	
Additional Occupant 3	

5. *Security Deposit.* Additional Occupants are responsible to pay the Lessee the following amount as a Security Deposit.

Description	Security Deposit Amount	Due Date
Additional Occupant 1		
Additional Occupant 2		
Additional Occupant 3		

The Lessee shall return the security deposit to an Additional Occupant within 30 days of the Additional Occupant vacating the apartment. However, the Lessee may retain all or a portion of the security deposit to cover unpaid rentals or damage and cleaning charges which are the responsibility of the Additional Occupant.

6. *Utilities and Other Residential Service Charges:* Utility and other residential service charges are arranged and paid for as follows:

Item	Account in Name of:	Amount of Deposit	Deposit Paid By	How Bill Shared
Electricity				
Telephone				
Cable TV				
Internet Provider				

Unless noted otherwise, monthly costs shall be shared equally by all Roommates. In addition, each Roommate will be responsible to pay for all telephone charges for which s/he is directly and individually responsible.

7. *Late Payments and Other Charges:* If failure to pay charges when due results in a late charge, the Roommate responsible for the late payment shall be responsible for the late charges incurred. If a check is returned for insufficient funds, that Roommate shall be responsible for all resulting charges.
8. *Damage and Cleaning Charges.* Each Roommate is personally responsible for any damage and cleaning charged s/he has caused. However, unless Roommates agree on the assignment of individual responsibility for any specific damage and cleaning charges, such charges shall be shared equally by all Roommates. In regard to payment of charges, the Lessee will be responsible to pay all damage and cleaning charges to the University, and the Additional Occupant shall be responsible to pay their share of applicable charges to the Lessee.
9. *Proof of Payment:* The Lessee shall promptly provide receipts to the Additional Occupant(s) to document rent and deposit payments received. In addition, The Lessee shall provide the Additional Occupant(s) a copy of the monthly statement from the University which documents that past due rent is paid in full. The service account holder shall promptly provide payment receipts for utilities and other residential services to Roommates to document payments received. In addition, the service account holder shall provide the Roommates a copy of the monthly service bill to document that past due payments have been timely paid.
10. *Early Termination of the Tenancy.* If one Roommate elects to leave before the end of the lease term described in paragraph 2, it is is not that Roommate's responsibility to find a replacement. The departing Roommate will will not continue to be responsible for his/her share of the rent until the end of the lease term or a replacement Roommate starts paying rent, whichever occurs first.

All of the remaining Roommates will have will not have the right to approve the replacement Roommate. Approval of a replacement Roommate may not be withheld unreasonably, but the replacement Roommate must satisfy the following criteria:

The Lessee is responsible for notifying the Lessor of any changes in the registered Additional Occupants.

11. *Living Arrangements.* The bedroom(s) will be allocated as follows:

12. *Food:* All Roommates agree the responsibility for food purchase and preparation shall be as follows:

- o Food is to be purchased by each Roommate. There is to be no borrowing of food without prior approval. A separate space will be provided for each Roommate's groceries. Shared meal preparation and clean up is optional. OR
- o Food expenses shall be shared by all Roommates. Preparation of all meals shall be as designated in the attached schedule.
- o Other:

13. *Cleaning:* All Roommates agree to share the responsibilities of cleaning the apartment. Cleaning includes dusting, vacuuming, emptying trash, mopping floors, and cleaning the kitchen and bathrooms.

- o The Roommates have decided to develop a schedule, which is attached. It states when each Roommate will complete the cleaning responsibilities. OR
- o The Roommates will work together at a designated time to complete the above jobs.
- o Other:

14. *Personal Property.* All Roommates agree to refrain from borrowing Roommate's personal items without prior approval. Exceptions to this should be clearly stated, with the Roommates reserving the right to change their minds about the sharing of their personal property. Property that is borrowed shall be used respectfully and returned in the same condition within an agreed time period. If damage is done to personal property, the Roommate responsible for the damage is liable.

15. *House Rules.* Special "house rules" about sharing space, furniture, appliances, and food in the Apartment shall be noted below:

16. *Overnight Guests.* Each Roommate shall respect the needs of the others in having guests, especially overnight, and shall abide by all provisions of the Lease Agreement regarding guests.

Each Roommate does does not need to obtain permission from the other Roommate(s) prior to the stay of any overnight guest(s). No overnight guest(s) may stay longer than _____ nights without the permission of the other Roommate(s).

17. *Noise Level.* During the hours of _____, the Roommates will maintain a noise level that will permit all of the Roommates to study.

18. *Alcohol.* Alcohol is is not allowed in the Apartment.

19. *Keys.* All keys are issued to the Lessee. The Lessee shall issue keys as necessary to Additional Occupants.

20. *Dispute Resolution.* Roommates agree to discuss unresolved Roommate conflicts with each other. All Roommates understand that UTA Housing Management Staff are available to assist residents with resolving conflicts and mediating disputes. Each Roommate agrees to make a good faith effort to resolve disputes through mediation prior to taking any legal action against any Roommate.

21. *Agreement is Complete and Binding.* All preliminary negotiations by the Roommates are merged into, and superseded by, the terms of this Roommate Agreement. Any modification to this Agreement must be in writing and signed by all the Roommates.

We, the Undersigned, agree to the above stated terms and conditions of this Roommate Agreement.

Description	Signature	Date
Roommate 1		
Roommate 2		
Roommate 3		
Roommate 4		

NOTICE: Sample Roommate Agreements are available to assist residents of UTA Housing in negotiating positive roommate relationships. Residents may wish to have any final agreements reviewed by an attorney.

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