

Sample Roommate Agreement Form

This agreement, made this _____ day of _____, 20_____, made by and between:

The parties have signed a lease for the premises at _____ on the date _____ to _____ (a copy of which is attached to this document), and plan to reside there.

A security deposit of \$ _____ was paid to _____, the owner/manager of said premises. The parties wish to share the responsibilities of living together at this address.

Therefore, it is agreed that:

1. Each of the parties agrees to follow the rules and conditions set out in the attached lease.
2. Each of the parties agrees to pay one - _____ (1/) of the following expenses in relation to the leased premises:

(Check if applicable)

- _____ Rent
- _____ Utilities
- _____ Damages not due to the negligence of an identified party
- _____ General maintenance and upkeep
- _____ Food
- _____ Telephone Service
- _____ Other _____

If any of the parties pays more than one- _____ (1/) share, the other party/parties agree to reimburse the first party.

3. Each party agrees to pay for the long-distance telephone calls he/she makes
4. Each party agrees that one - _____ (1/) of the security deposit is the property of each of the parties.
5. Each of the parties agrees to remain a resident of the premises during the term, unless the party, at his/her own expense, locates a

tenant to sublet his/her share of the rent during the term, unless the party, at his/her own expenses, locates a tenant to sublet his/her share (the new tenant being acceptable to the other parties to this agreement, and if written consent to sublet is obtained from the owner/manager of the premises).

6. Repairs or improvements to the premises, the cost of which are to be shared by the parties, in excess of \$ _____, shall be approved in advance.
7. If permitted under the lease, each pet owner shall be solely responsible for all damages caused by his/her pet. This includes, but is not limited to: damages to furniture, carpeting, doors, lawn, and garden.

Each roommate sign below :

Sample Roommate Contract

The office of Off-Campus and Commuter Services recommends completing this roommate contract anytime a new lease is signed or a lease is renewed. This contract is designed to give its users the opportunity to establish some guidelines about the details of their living arrangements. Users are encouraged to spend quality time discussing each section, being as forthright and honest with their opinions as possible.

This agreement, made on _____, is a contract between _____; co-tenants at _____ Apt # _____, Massachusetts.

I understand that I am entering into a legally binding agreement with my roommates. I also understand that, we, as a group, and I, and an

individual, am responsible to the manager, the utility companies, and each other.

TERM OR PERIOD OF AGREEMENT

This agreement is to begin on _____ for a term lasting from _____ to _____.

SECURITY DEPOSIT

This security deposit for the dwelling is \$ _____. My share amounts to \$ _____. I understand that this amount will be returned to me less the amount deducted by the manager for unpaid rent and/or damages. I accept responsibility for damages which I, my pet, or a friend of mine causes, and I will reimburse my roommate(s) for the part of their security deposit withheld for those damages.

RENT

The total rent according to the terms of the lease agreement with our manager for the dwelling is \$ _____ per month. I agree to pay 1/ _____ of the monthly rent. This amounts to \$ _____. The total amount of my roommate(s) and I are liable for over the period of the lease is \$ _____, of which my share is \$ _____. I understand that we, as a group, and I, as an individual, am responsible to the manager for the total rent for the term of the agreement.

UTILITIES

I agree to pay 1/ _____ of the deposits and/or hook-up charges for all utilities.

I agree to pay 1/ _____ of the monthly utilities bills except telephone. I agree to pay 1/ _____ of the monthly telephone service charge, plus all long distance calls which I make and the taxes on those calls.

I agree to pay the following for any additional utilities:

MOVING OUT

If, for whatever reason, I move out of the dwelling, I realize it is my responsibility to find a replacement. I agree to look for a replacement

roommate which is acceptable to my present roommates. If one of my roommates moves out, I will also attempt to find a replacement roommate. I understand the need to be reasonable in accepting a replacement roommate.

If I move out of the dwelling a replacement roommate has not been found, I realize that I am still legally responsible to my roommates for paying my share of the rent and utility bills.

I understand that I, as an individual, can be held responsible to my manager and/or the utility companies for up to the entire rent and/or utility bills, if my roommate(s) fails to fulfill their part of this agreement.

I agree to the following arrangements regarding:

FOOD/SHOPPING: _____

CLEANLINESS/CLEANING RESPONSIBILITIES _____

PRIVACY: _____

SHARING OF PERSONAL ITEMS: _____

NOISE/STUDY TIMES: _____

SMOKING, DRINKING, DRUGS: _____

PARTIES/ENTERTAINING: _____

OVERNIGHT GUESTS: _____

PETS: _____

ADDITIONAL REMARKS (i.e. security, furniture, appliances) _____

As party to this agreement, I realize that I, as well as each of my roommates have equal rights to the use and the space and facilities in the dwelling with the exception of the areas we have designated as each one's private space. This agreement is intended to promote harmony between the roommates by clarifying the expectations and responsibilities of roommates to each other.

**All obligations under this contract are to be performed in _____
_____, Massachusetts.**

**To be effective, it is not necessary to witness or notarize this
agreement. Each roommate should sign below and receive an original
copy.**

**The parties have executed this agreement on (date) _____
_____.**

Resident's Signature and Date _____

Resident's Signature and Date _____

This agreement is intended as a sample agreement only.