## Roommate Lease Agreement Template

On \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_\_, [date of agreement] we, the tenants named below,

signed a lease agreement for the residential property at the address listed below. By

entering into this roommate agreement, we hope to ensure that rental responsibilities

will be understood and shared by all roommates as described in this agreement.

This Roommate Agreement (the “agreement”) is made by and between

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, [the

roommates] for the residential property at: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [property address].

We are entering into this agreement in order to identify the rights and responsibilities of

each tenant during the course of the lease agreement.

This agreement runs concurrently with the lease agreement for the residential property,

which is effective from \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_\_ to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

20\_\_\_\_\_\_ [term of master lease].

1. SECURITY DEPOSIT: The total security deposit amount that we paid the landlord

for the residence as required by the lease agreement is $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [security

deposit in master lease], which was paid to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [“the landlord” or

name of roommate] on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_\_ [date of security deposit

payment]. Individually, we each paid a portion of the security deposit as follows:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[roommate’s name] [amount paid]

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[roommate’s name] [amount paid]

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[roommate’s name] [amount paid]

Each roommate will receive his/her share of the security deposit if and when the

landlord returns it after the lease term ends. Any deduction(s) from the deposit by the

landlord shall be withheld from all of the roommates in proportion to the amount of

deposit that he/she paid. However, any damage to the residence caused by a roommate or roommates shall be charged only to the roommate(s) who caused the

damage.

2. RENT: Under the terms of the lease agreement, the total rental amount due each

month to the landlord is $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [monthly rental amount due for each

roommate]. Each roommate shall pay the following amount:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ $\_\_\_\_\_\_\_\_\_\_\_\_\_

[tenant name] [amount]

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ $\_\_\_\_\_\_\_\_\_\_\_\_\_

[tenant name] [amount]

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ $\_\_\_\_\_\_\_\_\_\_\_\_\_

[tenant name] [amount]

Rent must be paid in the form of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (indicate form, e.g.,

“cash/check/cashier’s check) to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [ex: “landlord” or name of

roommate]. The rent is due on the \_\_\_\_\_\_\_\_\_ (e.g., “first”) day of each month.

3. HOUSEHOLD SUPPLIES: A single ledger (with item description, cost, and date of

purchase) will be kept listing all household supplies purchased by each roommate. The

supplies may include such things as paper towels, toilet paper, cleaning fluids, dish

detergent, foil, plastic trash bags, scrub brushes, and any other goods needed for the

home which will be shared by all roommates. The purchaser of household supplies will

be entitled to reimbursement from the other roommates.

4. KITCHEN USE AND CLEAN-UP: (check one)

☐ - Food expenses will be shared equally by all roommates.

☐ - Food will be purchased by each roommate individually.

Food may not be borrowed without the purchaser’s approval. Each roommate will have

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [“separate” if available] storage space for his/her groceries.

Roommates may choose to share in meal preparation and clean up. Each roommate

will clean up the kitchen after his/her use.

5. PERSONAL PROPERTY: All roommates agree to not use or borrow other

roommates’ personal item(s) without the approval of the roommate who owns the

property. Any exception(s) to this rule will be clearly stated and agreed upon, and the

roommate who owns the property retains the right to change his/her mind about sharing

his/her property. Any personal property that is borrowed will be used respectfully and

returned in the same condition. If any damage is done to a roommate’s personal

property, the roommate(s) responsible for causing the damage will compensate the

roommate who owns the personal property for his/her loss.

6. CLEANING: (check one)

☐ - Each roommate agrees to share the responsibilities of cleaning and maintaining the

residence, which may include dusting, vacuuming, emptying trash, mopping/sweeping

floors, cleaning bathrooms, and other duties.

a.) Cleaning Schedule: (check one)

☐ - Each roommate agrees to the attached cleaning schedule (attach cleaning

schedule). The schedule indicates when each roommate will complete his/her

assigned cleaning and maintenance duties.

☐ - All roommates will work together [“at a designated time”] to clean/maintain

the residence.

☐ - A house-cleaner will be hired by the roommates and the costs shall be shared

equally.

7. ADDITIONAL AGREEMENT TERMS: (The following items have been known to

occasionally cause conflict between roommates. If any of the following might become

an issue, present a problem, write out any needed additional agreements and attach.)

☐ - Smoking/alcohol/drugs: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

☐ - Parking: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

☐ - Overnight guests: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

☐ - Cleanup after parties/guests: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

☐ - Music/Sound: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

☐ - Behavior of guests: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

☐ - Keys: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

☐ - Shared areas (bathrooms): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

☐ - Quiet hours for studying and sleeping: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

8. UTILITIES:

This Agreement represents the complete and final understanding of the roommates’

intent. All preliminary discussions and negotiations by the roommates are merged into

and superseded by this Agreement. Any modification to this Agreement must be in

writing, signed by all roommates.

We, the undersigned, agree to the above terms.

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_