

# ROOMMATE AGREEMENT

## 1. Parties

This roommate agreement (hereinafter referred to as the “Agreement”) is made this \_\_\_\_\_ **[Date]** between the following parties:

**Landlord:** \_\_\_\_\_ **[Landlord Name]** (hereinafter referred to as “the Landlord”).

**Roommates:** \_\_\_\_\_ **[Roommate Names]** (hereinafter referred to as “the Roommates”).

The Roommate(s) hereby agree(s) to lease the Premises from the Landlord under the terms stated in the following provisions.

## 2. Property

The Landlord hereby leases to the Roommate(s) the Property located at the following address:

\_\_\_\_\_ **[Property Address]**

## 3. Use of Property

This Agreement authorizes the Roommate(s) to use the Premises only for residential purposes. The Roommate(s) hereby acknowledges that the use of the premises will be limited to the following areas:

Bedrooms: \_\_\_\_ Bathrooms: \_\_\_\_

Common Areas: \_\_\_\_\_

Private Areas: \_\_\_\_\_

Any other use of the premises will not be permitted without authorization from the owner or the Landlord.

## 4. Lease Term

The Roommate(s) shall be allowed to occupy the Premises from \_\_\_\_\_ **[Start Date]** to \_\_\_\_\_ **[End Date]**.

At the end of the lease term, the Roommate(s) shall do any of the following: (Please check one)

The Roommatet(s) can continue to lease the Premises under the same terms and conditions.

The Roommate(s) can continue to lease the Premises under the following conditions:

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The Roommate(s) shall vacate the Premises.

## 5. Specific Rooms

The Roommate(s) shall occupy specific bedrooms.

Name or designation of the room(s):

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The Roommates will have shared bedrooms.

## 6. Rent and Payment

The Roommate(s) agree(s) to pay the Landlord a \_\_\_\_\_ [MONTHLY/WEEKLY]  
rent of \$ \_\_\_\_\_ [Rent Amount].

The Roommate(s) shall pay rent in a different manner in accordance with the following terms:

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Rent payments may be made through the following payment methods:

- Cash
- Money Order
- Personal Check
- Certified Check
- Wire Transfer

## 7. Late Fees

If the Roommate(s) fail(s) to pay the rent in full by [Date] of every \_\_\_\_\_ [month/week], the Roommate(s) will be charged a fee of \$ \_\_\_\_\_ [Fee Amount].

## 8. Security Deposit and Return of Security Deposit

- The Roommate(s) shall pay the amount stated below as Security Deposit for any damages caused to the Premises during the duration of the present Agreement. The Security Deposit is required from the Roommate(s) upon the execution of this Agreement.

The Landlord shall refund the Roommate(s) the entirety of the Security Deposit within \_\_\_\_\_ [Amount of Days] days after the termination of this Agreement, less any funds retained by the Landlord for any damages caused by the Roommatet(s) to the Premises.

The Security Deposit shall be paid in the following manner:

_____ [Roomate name]	\$ _____ [Deposit Amount]
_____ [Roomate name]	\$ _____ [Deposit Amount]
_____ [Roomate name]	\$ _____ [Deposit Amount]

- A Security Deposit shall not be retained.

## 9. Additional Provisions

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## 10. Utilities

The Landlord and the Roommate(s) agree that the utilities will be paid in the manner that follows below:

- The Roommate(s) agree(s) to pay for all utilities and other services required to use the property during the continuance of this Agreement.
- The Roommate(s) agrees() to pay for all utilities and other services required to use the property during the continuance of this Agreement, except for the following utilities which shall be paid by the Landlord:

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- [Insert Utilities Paid by the Landlord].

### 11. Furnishings

The Leased Premises contains the following property furnishings:

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- [List all of the property furnishings]

### 12. Governing Law

This Agreement shall be governed, construed, and interpreted under the laws of the State of \_\_\_\_\_ [Name of State].

### 13. Signatures

IN WITNESS THEREOF, the Parties have caused this Agreement to be executed on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Landlord's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Roommate's #1 Signature: \_\_\_\_\_

Roommate's #2 Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_