ROOMMATE AGREEMENT

This agreement is between the people who sign below ("we") who share the home at [street, unit, city, state] ("the home") under a lease with [landlord or property manager name].

1. LEASE AND TERM

Lease runs from [date] to [date]. This agreement runs for the same period unless we all sign a change. We have each read the lease and agree to follow it.

2. RENT

Total monthly rent: $[____], due on the [__] of each month.
Each person pays: [name] $[____] [name] $[____] [name] $[____]
[name] collects the money and pays the landlord by [date].
We each pay [name] by [date] and by [method].
Late share: if a share is more than [__] days late, [name] may cover it and the late person repays within [__] days.

3. SECURITY DEPOSIT

Total deposit: $[____]. Paid by: [name] $[____] [name] $[____]
When the lease ends, whatever comes back is split the same way, minus damage that one person caused, which that person covers.
[Name] receives the deposit from the landlord and pays each person's share within [__] days.

4. UTILITIES AND SHARED COSTS

Electric, gas, water, internet, [other]: split [equally / as follows].
The account holder for each is: [____]. Bills are shared by [app or date], and everyone pays within [__] days.
Shared supplies (soap, paper towels, cleaning): [split / take turns].

5. ROOMS AND SHARED SPACE

Bedrooms: [name] [room]; [name] [room].
Shared: [kitchen, living room, laundry, storage, parking spot].
Food and belongings are private unless the owner says they're shared.

6. GUESTS

Overnight guests: up to [__] nights in a row and [__] nights a month, with a heads-up in the group chat. Guest limits in the lease come first. A guest who stays longer than that is treated like a roommate between us, and we talk about sharing the rent and about telling the landlord.
Each of us is responsible for our own guests.

7. QUIET HOURS, CLEANING, HOUSE RULES

Quiet hours: [__] pm to [__] am on [days]. Cleaning: [rotation or list of who does what]. Smoking: [ ]. Pets: [ ]. Other: [ ].

8. IF SOMEONE MOVES OUT BEFORE THE LEASE ENDS

Give [__] days' written notice. The person leaving [helps find a replacement and pays their share until a replacement is approved by the landlord / pays until the lease ends]. Their deposit share comes back only when the deposit comes back. Leaving does not release anyone from the lease or from what they owe the landlord unless the landlord agrees in writing.

9. IF WE DISAGREE

We talk first, in person. If that does not settle it within [__] days we try a neutral third person. Any of us may then try to recover money owed under this agreement through any court or process the law allows, including small claims where available.

10. CHANGES

Any change is in writing and signed or confirmed by email by everyone.

This agreement is between us only. It does not change the lease, and the landlord is not a party to it.

Signed: [name] _____ date _____
[name] _____ date _____
[name] _____ date _____