

ROOMMATE AGREEMENT

This Agreement, made this _____ day of _____, 20____, is made by and between _____, _____, _____, and _____.

WHEREAS, the parties hereto have agreed to rent an apartment/house/trailer located at _____, from _____, Lessor, for a term lasting from _____, 20____, to _____, 20____, at a total monthly rental of \$ _____.

We do/do not have a written lease with the landlord. If we do, a copy is attached hereto; and

WHEREAS, a security or damage deposit totaling \$ _____ was paid to _____ owner/manager of the premises.

IT IS THEREFORE AGREED:

1. That each of the parties hereto agrees to follow the rules and conditions set out in the attached lease.

2. That each of the parties hereto agrees to pay one - _____ (1/____) of the following expenses incurred in relation to the leased premises:

(Check if applicable)

_____ rent (\$ _____ per month)	_____ telephone service (locally)
_____ gas	_____ water
_____ electricity	_____ other _____

If any of the co-tenants pays more than his/her share, the other co-tenants agree to reimburse that co-tenant, each of the co-tenants paying a pro-rata share; provided however, that the defaulting co-tenant shall remain liable to each and every other co-tenant in the amount of their pro-rata share paid on his/her behalf.

3. That each co-tenant agrees to pay for long distance telephone calls he or she makes.

4. That each party agrees that he/she is responsible for his/her proportionate share of any claim for damages made by the landlord which a majority of tenants or any judicial authority finds to be due.

5. Each party additionally agrees that he/she shall be individually responsible for any damage to the dwelling, furnishings or property of the other co-tenants caused by him/her self or by his/her guests.

6. Each co-tenant agrees that 1/ ____ of the security or damage deposit is the property of each co-tenant. If any portion of the deposit is retained by the landlord, each co-tenant agrees to accept 1/ ____ of any amount returned.

7. The cost of all repairs and improvements made to the dwelling and the common furnishings shall be equally all co-tenants, unless otherwise agreed in writing. No repairs or improvements in excess of \$ _____ shall be made unless all co-tenants agree in advance, in writing.

8. If pets are permitted under the lease, each pet owner shall be individually responsible for all damages caused by his/her pet. If an additional deposit is due to the landlord because of the pet, the pet owner(s) is/are responsible for payment of that sum and is/are entitled to return of such additional deposit in such proportion as he/she paid, or, if any portion of such additional

deposit is retained by the landlord, each pet owner agrees to accept his/her proportional share of any amount returned.

9. Each of the parties hereto agrees to remain a resident of the premises during the term of the lease, or to continue to pay his/her share of the rent during said term unless:

- a. The co-tenant, at his/her expense, locates another tenant to sublet his/her share. The tenant must be acceptable to the other parties to this agreement, who agree that they will not unreasonably withhold their consent. That tenant must sign a copy of this agreement, unless all remaining co-tenants agree otherwise.
- b. The other co-tenants grant approval in writing, releasing the co-tenant from his/her liability under the tenancy and under this agreement.

10. The co-tenants further agree to abide by the house rules which are attached hereto. These rules shall become binding when agreed to by each and every co-tenant and shall remain in effect until they are waived or repealed by each and every co-tenant.

11. This agreement in no way modifies the lease agreement between the landlord and the parties hereto. This agreement defines only the rights, duties, and obligations that exist between us as co-tenants.

12. The co-tenants further agree to provide a mailing address and telephone number to each and every other co-tenant, at/through which the co-tenant can be reached during the term of this agreement and for a reasonable period thereafter.

Co-tenant

Co-tenant

Co-tenant

Co-tenant