

CALIFORNIA ROOMMATE AGREEMENT

Location: _____ Date: _____

Parties:

This Roommate Agreement ("Agreement") is entered into by and between the following parties who will collectively be referred to as

Roommate 1:

Full Name: _____

Address: _____

Roommate 2:

Full Name: _____

Address: _____

1. Premises

The Roommates agree to share the premises located at

_____ (the "Premises") in the City of
_____, State of California.

2. Term

This Agreement shall commence on the date first written above and shall continue on a month-to-month basis until terminated by either Roommate pursuant to the provisions herein.

3. Rent

The total monthly rent for the Premises is \$_____, to be paid by the Roommates as follows:

Roommate 1 shall pay: \$_____

Roommate 2 shall pay: \$_____

4. Security Deposit

The Roommates shall jointly pay a security deposit of \$_____ (the "Deposit") to the landlord or property manager as security for the performance of this Agreement. The Deposit shall be returned in accordance with California law upon termination of the tenancy.

5. Utilities and Services

The Roommates agree to share responsibility for payment of all utilities and services related to the Premises, including but not limited to electricity, gas, water, trash, internet, and cable television. The utilities shall be divided as follows or as otherwise agreed in writing:

Roommate 1 shall pay: _____

Roommate 2 shall pay: _____

6. Use of Premises

The Premises shall be used solely for residential purposes by the Roommates. Neither Roommate shall engage in any illegal activity on the Premises, nor create any nuisance or disturbance that interferes with the rights of other tenants or neighbors.

7. Guests

Each Roommate may have guests visit the Premises but agrees that overnight guests shall not stay longer than three (3) consecutive nights without the prior written consent of the other Roommate.

8. Maintenance and Repairs

The Roommates agree to keep the Premises clean and in good condition. Any damages or needed repairs shall be promptly reported to the landlord or property manager. Costs for damages caused by a Roommate or their guests shall be borne by that Roommate.

9. Rules and Conduct

The Roommates agree to abide by any house rules established by the landlord or mutually agreed upon in writing. Each Roommate shall respect the privacy and quiet enjoyment of the other.

10. Termination

Either Roommate may terminate this Agreement by providing the other Roommate with a written notice of termination at least thirty (30) days prior to the intended termination date, unless otherwise provided by law or agreed in writing.

11. Liability

Each Roommate shall be responsible for their own personal property and shall hold harmless and indemnify the other Roommate from any claims, damages, or injuries arising from their negligence or intentional misconduct.

12. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of California without regard to its conflict of laws principles.

13. Entire Agreement

This Agreement constitutes the entire agreement between the Roommates regarding the subject matter herein and supersedes any prior oral or written agreements. Any modifications must be in writing and signed by both Roommates.

ROOMMATE 1 SIGNATURE

ROOMMATE 2 SIGNATURE

Signature: _____

Signature: _____

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