

ROOMMATE AGREEMENT

Property Address: _____

Parties:

Landlord Name: _____

Roommate 1 Name: _____

Roommate 2 Name: _____

Additional Roommates (if any): _____

Term of Agreement:

Start Date: _____ End Date: _____

Rent and Utilities:

Monthly Rent Amount (USD): _____

Security Deposit (USD): _____

Payment Due Date Each Month: _____

Utilities Included: _____

Use of Premises:

The Landlord rents to the Roommates the premises described above to be used exclusively as a residential dwelling. Roommates shall comply with all laws and regulations and shall not use the premises for any unlawful purpose. Roommates shall maintain the premises in clean and sanitary condition and be responsible for damages caused by their negligence or misuse.

Occupants and Guests:

Only the signatories to this Agreement shall reside at the premises. Guests may stay no longer than 14 consecutive days without written consent from the Landlord and all Roommates. Roommates are responsible for the conduct of their guests.

Maintenance and Repairs:

Roommates shall promptly notify Landlord of any needed repairs or unsafe conditions. Landlord shall be responsible for repairs unless damage is caused by Roommates' negligence or misuse. Roommates shall keep the premises in good condition and shall be responsible for cleaning.

Alterations and Decorations:

Roommates shall not make any alterations, additions, or improvements to the premises without the prior written consent of Landlord.

House Rules:

Roommates agree to abide by the following house rules: No smoking inside the premises; No illegal activities; Quiet hours from 10 PM to 7 AM; Respect for shared spaces and other occupants; Pets only with prior approval from Landlord and all Roommates.

Termination and Move-Out:

This Agreement may be terminated by mutual written consent of all parties. Roommates must give at least 30 days' written notice to Landlord and other Roommates prior to vacating. The security deposit shall be returned minus any lawful deductions for damages or unpaid rent within 30 days after all Roommates have vacated.

Dispute Resolution:

Any dispute arising under this Agreement shall first be attempted to be resolved by good faith negotiation among the parties. If unresolved, the parties agree to attend mediation before pursuing any other legal remedy.

Governing Law:

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

Severability:

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Entire Agreement:

This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements. Modifications must be in writing and signed by all parties.

LANDLORD SIGNATURE

ROOMMATE 1 SIGNATURE

Signature: _____

Signature: _____

ROOMMATE 2 SIGNATURE

ADDITIONAL ROOMMATE SIGNATURE

Signature: _____

Signature: _____

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