

UTILITY ROOMMATE AGREEMENT

This agreement is made by and among the roommates named herein who have signed a lease for a shared dwelling unit that makes the roommates jointly and severally liable for all terms of the contract.

Execution of this roommate agreement does not alter the joint and several liability of the tenants under the rental contract with the landlord. However, it may be used if a dispute among the roommates arises.

Address of Rental Unit _____

Term of Lease _____ to _____

Name	Monthly Rent	Security Deposit	Bedroom to be Occupied
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	

If roommates will switch bedrooms or pay different amounts of rent at any point, those changes should be noted above. Any roommate who does not pay any or all of the amount of rent listed above shall be liable to the landlord or to any roommates who pay any amount due for the defaulting roommate.

Security Deposit

A security deposit has been paid by each roommate in the amount listed above. The roommates will divide the refund of the security deposit according to the amount each tenant originally paid as listed in this agreement. When a specific roommate is clearly responsible for fees and damages to the premises—including late fees, repairs and cleaning costs—that roommate will pay full fees and damages. The roommates agree to share equally in the cost of all other fees and damages charged.

Utility Bills

The utility bill will be in _____'s name.

The bill will be divided (check one) ___ evenly ___ as follows:

Utility late charges will be paid by _____

Phone Bills

The phone bill will be in _____'s name.

The local phone bill will be divided (check one) ___ evenly ___ as follows:

The long distance bill will be divided (check one) ___ evenly ___ according to who made the calls.

Phone late charges will be paid by _____



Cable

The apartment ___ will ___ will not have cable (check one).

If there will be cable, the bill will be in _____'s name.

If there will be cable, the bill will be (check one) ___ divided evenly ___ as follows:

Cable late charges will be paid by _____

High Speed Internet Access

The apartment ___ will ___ will not have high speed internet.

If there will be high speed internet, the bill will be in _____'s name.

If there will be high speed internet, the bill will be (check one) divided ___ evenly ___ as follows:

Internet late charges will be paid by _____

Subletting

Subletting is (check one) ___ not allowed ___ allowed ___ allowed only with permission of all roommates.

Guests. *(Strike any part not applicable.)*

Each roommate is responsible for the behavior of his or her guests. Guests shall not unreasonably disturb other roommates. Guests must stay in the bedroom of the roommate who invited them, unless all other roommates agree that the guest may stay in a shared area. No guest may stay for more than seven consecutive days without the permission of all other roommates. New roommates may move in only with the written permission of all other roommates and the landlord.

Quiet Hours

All roommates agree to observe quiet hours for sleep, study and other purposes on the days and times listed here. *(If none, write "None.")* _____

Pets

The following pets are permitted: _____

The person responsible for the pets will be _____

Smoking

Smoking in the apartment will be ___ allowed ___ not allowed.

Household Duties. Household duties (take out trash, clean bathroom, etc.) will be divided as follows:

Other Terms _____

Signatures

Date

Signatures

Date

