# ROOMMATE AGREEMENT

Detailed Shared Living Agreement — Rent, Bills, Rules & Chores

Agreement No.: [REF-0000]  Effective Date: [MM/DD/YYYY]

## SECTION 1 — PROPERTY & LEASE DETAILS

| | |
|---|---|
| **Property address** | **[ADDRESS]** |
| **Landlord / agent** | **[NAME, PHONE, EMAIL]** |
| **Lease term** | **[START DATE]** to **[END DATE]** |
| **Total monthly rent** | **[AMOUNT]**, due on the **[DAY]** of each month |
| **Rent paid by** | **[EACH ROOMMATE DIRECTLY / ONE ROOMMATE COLLECTS]** |

## SECTION 2 — ROOMMATES, ROOMS & RENT SPLIT

| Roommate Name | Phone / Email | Room | Monthly Rent Share | Deposit Paid |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

## SECTION 3 — UTILITIES & SHARED BILLS

| Bill / Service | Account Holder | Split Method | Repay By |
|---|---|---|---|
| Electricity | | | |
| Gas / Heating | | | |
| Water | | | |
| Internet | | | |
| **[OTHER]** | | | |

## SECTION 4 — HOUSE RULES (TICK ALL THAT APPLY)

- ☐ Quiet hours from **[TIME]** to **[TIME]** on weeknights
- ☐ Overnight guests limited to **[NUMBER]** nights per week; notify roommates in advance
- ☐ No smoking or vaping inside the property
- ☐ Pets allowed only with all roommates' and landlord's consent
- ☐ Groceries are kept separate unless labeled "shared"
- ☐ Shared household supplies split equally each month
- ☐ Dishes washed within **[NUMBER]** hours of use
- ☐ Thermostat set between **[TEMP]** and **[TEMP]**

## SECTION 5 — WEEKLY CHORE ROTA

| Task | Week 1 | Week 2 | Week 3 | Week 4 |
|---|---|---|---|---|
| Kitchen | | | | |
| Bathroom(s) | | | | |

| | | | | |
|---|---|---|---|---|
| Living areas / vacuum | | | | |
| Trash & recycling | | | | |
| **[OTHER]** | | | | |

## SECTION 6 — MOVING OUT, DAMAGE & DISPUTES

**6.1 Notice.** A roommate leaving early must give at least **[NUMBER]** days' written notice to all roommates.

**6.2 Replacement.** The departing roommate may propose a replacement, who must be approved by the remaining roommates and the landlord. The departing roommate pays their share until the replacement starts paying.

**6.3 Damage.** A roommate (or their guest) who causes damage pays for repairs and any related deposit deductions.

**6.4 Lease priority.** This Agreement does not modify the lease. Where they conflict, the lease prevails.

**6.5 Disputes.** Roommates agree to discuss problems first, then hold a house meeting, then consider mediation.

## SECTION 7 — SIGNATURES

By signing below, the parties confirm they have read, understood and agree to every section of this Agreement.

| Party | Signature | Printed Name & Date |
|---|---|---|
| **Roommate 1** | | [NAME] · [DATE] |
| **Roommate 2** | | [NAME] · [DATE] |
| **Roommate 3** | | [NAME] · [DATE] |
| **Roommate 4** | | [NAME] · [DATE] |