

ROOMMATE AGREEMENT

This agreement is made between the joint tenants of _____
for the 20__-20__ lease term for the purpose of preventing conflict during the lease term. **This agreement does not prevent the landlord from holding roommates responsible for each other's share of rent, utilities or damages.**

1. Each individual signing the lease agrees to pay _____% of the total rent due under the lease and _____% of the monthly bills for any gas, electricity, water, local telephone, common metered utilities billed by the landlord under the lease, sanitary and sewer taxes, recycling tax (if any), as well as all of his/her own long distance telephone charges and _____% of _____.
(list anything else like cable television, internet service, etc.).

2. Each of us agrees that if any one of us pays rent late, causing the late fee due under the lease to be charged by the landlord, the person or persons whose rent was late shall be responsible for paying the late fee or reimbursing any roommates whose rent was not late if they paid the late fee or had the late fee deducted from their deposit.

3. Each of us agrees to reimburse the other roommates for any charges deducted from the damage deposit for damages for which one person or that person's guests were responsible. This includes any charges related to pets, such as carpet cleaning or extermination.

4. Each of us agrees that if, for any reason, during the term of the lease, one of us moves out of the apartment, s/he will continue to pay _____% of the rent due, until a replacement tenant is found, and, s/he will also pay the difference between this amount and the amount paid by the subtenant, if the subtenant does not agree to pay the absent roommate's full share of the rent.

5. Each of us signing below agrees to accept any person one of us proposes as a subtenant or replacement tenant, unless good cause can be shown as to why that person should not be a subtenant. Good cause would mean _____

6. Any one of us who looks for a replacement tenant for summer sublet, spring sublet, or for any other time period during the contract, agrees to pay all costs for advertising the vacancy and further agrees not to enter into a sublease agreement with anyone until a reasonable attempt has been made for all remaining roommates to meet the prospective replacement tenant and to express any concerns about that person being a replacement, as described in #5 above.

7. If, at any time during the term of the lease, one of the individuals signing this lease shall no longer live in the apartment but will continue to pay rent because s/he was unable to find a replacement tenant, we all agree that the person who moves out will continue to pay his/her share of all charges specified in #1 above, except _____.

Dated

