



Roommate Agreement Template

This template is not intended to be a legal document, but rather to create clarity amongst roommates. It has been modified from modified from [Places4students.com](https://places4students.com).

This Roommate Agreement is made by [PERSON 1] and [PERSON 2] who will be referred to in this document as the “roommates”. The roommates residing in [ADDRESS] have signed a lease with [LANDLORD’S NAME] for the period of [LEASE START DATE] to [LEASE END DATE] and have agreed to the following rules:

1. Lease Agreement

All roommates agree to adhere to all lease conditions as outlined in the lease agreement.

2. Finances

2.1 Rent

The total monthly rent is \$_____ and it will be divided as follows: [HOW WILL THE RENT BE SPLIT]. Rent will be paid on the ___ day of each month, paid to [LANDLORD’S NAME].

2.2 Security Deposit

The total sum of the security deposit/other fees is \$_____ and will be divided as follows: [HOW WILL THE DEPOSIT/FEES BE DIVIDED]. Any deductions from the security deposit/fees will be shared equally amongst the roommates. Whatever sum of money is returned by the landlord will be divided equally amongst all roommates.

2.3 Utilities and Bills

The following bills will be divided as follows:

[LIST EACH BILL NAME AND HOW IT WILL BE DIVIDED]

[IN THIS SECTION, IT WOULD BE BENEFICIAL TO TALK ABOUT HOW TO DIVIDE HOUSEHOLD EXPENSES LIKE TOILET PAPER, LIGHT BULBS, TRASH BAGS, CLEANING SUPPLIES, ETC.]

3. House Rules

3.1 Living Arrangements

The bedroom(s) will be allocated as follows:

[LIST THE BEDROOMS AND WHICH ROOMMATE WILL OCCUPY]

3.2 Cleaning

Household chores will be equally divided as follows:

[LIST CLEANING DUTIES AND RESPONSIBILITIES]

3.3. Food

Each roommate is responsible for providing their own food and will not consume another roommate's food without permission.

Roommates will discuss which food items will be communal and how they will be replaced.

3.4 Guests/Overnight Guests

[CREATE A POLICY THAT IS AGREED BY ALL ROOMMATES. THINK ABOUT FREQUENCY AND HOW MANY GUESTS YOU'LL HAVE, ESTABLISH SOME GROUND RULES ABOUT THE WASHROOM, RESPECTING EACH OTHER'S SPACE, ETC.]

3.5 Parking (if applicable)

The parking spaces will be allocated as follows: [ENTER WHICH ROOMMATE HAS WHICH SPACE].

3.6 Noise Levels

[THIS SECTION SHOULD OUTLINE RULES RELATING TO NOISE LEVELS AT DIFFERENT TIMES OF THE DAY.]

3.7 Personal Belongings

[THIS SECTION SHOULD OUTLINE ANY RULES ABOUT USING EACH OTHER'S BELONGINGS.]

4. Other Terms

[ANY OTHER RULES OR TERMS THAT BOTH PARTIES AGREE UPON.]

5. Signatures

Roommate #1 signature

Roommate #2 signature

References

Places4students.com. (n.d.) A guide for students living off campus. <https://www.places4students.com/p4sfiles/help/A-Guide-For-Students-Living-Off-Campus-Places4Students.com.pdf>