

# Virtual Roommate Agreement

Must be completed and signed by all roommates that have decided to live together

This Roommate Agreement is made by the following roommates:

\_\_\_\_\_ (the "Roommates").

The Roommates are co-tenants in the residence located at

\_\_\_\_\_ (the "residence").

There is a written rental agreement or lease with the landlord, \_\_\_\_\_, for the residence (the "Rental Agreement"). and the following Roommates have been named in the Rental Agreement: This is the roommate that has rented the residence and whose has signed for and whose name is on the lease.

\_\_\_\_\_.

## The Roommates agree to the following terms:

1. Rental Agreement. All of the Roommates agree to be bound by all of this terms of the Rental Agreement.

2. Lease Term. Each of the Roommates will live in the residence:

for the period set forth in the Rental Agreement with the landlord, beginning on \_\_\_\_\_

and ending on \_\_\_\_\_.

on a month-to month basis, and may terminate this Roommate Agreement by giving thirty days advance written notice to the other Roommates. (Note: This option does not affect any liability a roommate may have to the landlord pursuant to the Rental Agreement.)

3. Rent. The total monthly rent for the Apartment is \$ \_\_\_\_\_. Each Roommate will pay the following amount(s): \_\_\_\_\_

Rent shall be payable on the \_\_\_\_ day of each month directly to \_\_\_\_\_. The Roommates understand that they are jointly and severally liable for their full amount of the rent, which means that each roommate named in the rental agreement is responsible to the landlord for the full amount of the Apartment's rent if the other roommates fail to pay their share.

4. Security Deposit. The total security deposit for the unit is \$ \_\_\_\_\_. (based on the \$500 & last month rent) Each Roommate has paid to the landlord the following

amount(s): \_\_\_\_\_. Each Roommate will receive a his/her share of the deposit when the landlord returns it at the end of the tenancy. Any deductions from the deposit shall be shared by all the Roommates in proportion to the amount of deposit paid; however, any damage caused by one of the Roommates shall be paid only by that Roommate. The deposit does include last month's rent.

5. Early Termination of the Tenancy. If one roommate elects to leave before the end of the lease term described in paragraph 2, is not that roommate's responsibility to find a replacement. The departing roommate will not continue to be responsible for his/her share of the rent until the end of the lease term or a replacement roommate starts paying rent, whichever occurs first. All of the remaining roommates will have have the right to approve the replacement roommate.

6. Living Arrangements. The bedroom(s) will be allocated as follows: Each roommate must have a bedroom

Bedroom 1 \_\_\_\_\_ Bedroom 2. \_\_\_\_\_ Bedroom 3 \_\_\_\_\_ Bedroom 4.

Special "house rules" about sharing space, furniture, appliances, and food in the Apartment are:

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7. Overnight Guests. Each roommate /does /does not/ need to obtain permission from the other roommate(s) prior to the stay of any overnight guest(s). No overnight guest(s) may stay longer than \_\_\_\_\_ nights without the permission of the other roommate(s).

8. Parties/Entertaining: Agreement below

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9. Utility and Telephone Charges. Each roommate agrees to pay \_\_\_\_\_% of the utility charges: gas, electricity, and water. Each roommate will pay \_\_\_\_\_% of the monthly telephone service charges and will pay for all of those telephone charges for which s/he is directly and individually responsible.

Gas bill: in the amount of \$\_\_\_\_\_ paid by each roommates' share of the monthly charge shall be paid to \_\_\_\_\_.

Electricity bill: in the amount of \$\_\_\_\_\_ paid by each roommates' share of the monthly charge shall be paid to \_\_\_\_\_.

Water bill: in the amount of \$\_\_\_\_\_ paid by each roommates' share of the monthly charge shall be paid to \_\_\_\_\_.

Cable/Internet bill in the amount of \$\_\_\_\_\_ paid by each roommates' share of the monthly charge shall be paid to \_\_\_\_\_.

10. Household Chores. The Roommates will divide all household chores as follows:

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11. Cleanliness:

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12. Pets:

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13. Noise Level. During the hours of \_\_\_\_\_, the Roommates will maintain a noise level that will permit all of the Roommates to study.

14. Smoking. Smoking is not allowed in the Apartment.

15. Alcohol. Alcohol is not/ allowed in the Apartment.

16. Parking. The Roommates agree that the parking space(s) located at \_\_\_\_\_ shall be divided as follows: \_\_\_\_\_. The cost of the parking space(s) shall be divided as follows: \_\_\_\_\_.

17. Additional Remarks (attach additional sheets if necessary to address other items such as security, furniture, appliances, etc.)

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18. Agreement is Complete and Binding. All preliminary negotiations by the Roommates are merged into, and superseded by, the terms of the Agreement. Any modification to this Agreement must be in writing, signed by all the Roommates.

We, the Undersigned, agree to the above stated terms.

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_