

Roommate Agreement

The following roommates have signed a roommate agreement on _____ for the following dwelling:

Roommate 1: _____

Roommate 2: _____

TERMS

1. The details of the term of the Agreement are as specified in the Residential Lease Agreement.

EXISTING RESIDENTIAL LEASE AGREEMENT

2. The roommates acknowledge that they have previously signed a Residential Lease Agreement with

_____, the landlord(s) of the premises. The Residential Lease Agreement commenced on _____ and ends on _____.

3. The roommates agree that this Roommate Agreement will exist alongside the Residential Lease Agreement. It is intended to set forth the rights and responsibilities that the roommates have with respect to each other. It does not, in any way, serve to replace or amend the rights and responsibilities arising from the Residential Lease Agreement.
4. Execution of this Roommate Agreement does not alter the joint and several liability of the tenants under the Residential Lease Agreement with the landlord. However, it may be used if a dispute among the roommates arises.

RENT

5. The details regarding rent for the property at the address above are sufficiently dealt with in the Residential Lease Agreement. Accordingly, they will not be dealt with in this Agreement.
6. All roommates agree that if any act or failure to act by any of them results in any late fees or costs for failure to pay rent, including costs of collection, the roommate(s) who paid late or who did not

pay rent will be jointly and severally responsible for all costs and fees of the roommates who paid on time.

SECURITY DEPOSIT

7. The details regarding security deposit information for the property at the address above are sufficiently dealt with in the Residential Lease Agreement. Accordingly, they will not be dealt with in this Agreement.

UTILITIES

8. The roommates agree that they share a duty to pay for the utilities that are not included in rent paid to the landlord.
9. The roommates understand that if one or more of them does not pay his or her share of a utility bill, the other roommate(s) must pay the unpaid share(s) or the utility may be discontinued. Each roommate agrees that if other roommate(s) pay his or her share of a utility bill, he or she will reimburse the other roommate(s) as quickly as possible. Each roommate agrees to pay his or her full share of any utility bill incurred during his or her occupancy of the shared dwelling on or before the date payment is due.
10. Copies of all bills will be provided for inspection to any roommate who requests to see the bills. All bills will be kept in a safe place agreed upon by all roommates to ensure they are available in the event of dispute.

HOUSE RULES

11. All roommates agree to act reasonably in their dealings with each other and to refrain from any behavior, action or inaction that they know, or reasonably ought to know, will interfere with the other roommates' enjoyment of their tenancies. All roommates agree to discuss concerns frankly and in a timely manner, and to refrain from emotional outbursts. Should negotiation become necessary, all roommates agree to negotiate in good faith. All roommates agree to respect each

others' property, privacy and sleep schedules and to comply with all reasonable requests wherever possible.

TERMINATION OF TENANCY

12. The details regarding the termination of a roommate's tenancy are sufficiently dealt with in the Residential Lease Agreement. Accordingly, they will not be dealt with in this Agreement.
13. Notice requirements on the termination of tenancy are as expressed in the Residential Lease Agreement.
14. The provision of forwarding addresses upon termination of tenancy will be in accordance with the terms of the Residential Lease Agreement.

We, the undersigned, hereby indicate by our signatures below that:

- we have read this full agreement;
- we understand all it contains; and
- we agree to be bound by its terms and conditions

Roommate 1's Name

Date

Roommate 2's Name

Date