

ROOMMATE AGREEMENT _____

This agreement made this _____ day of _____, 20____, is a contract between:

_____, _____,
_____, _____,
_____, _____,
_____, _____,

These persons have, on this date _____, signed a lease for _____

For a term lasting from _____ to _____. A copy of the lease is attached.

A security or damage deposit of \$ _____ was paid to _____

_____, owner/ manager of the above premises, and the parties wish to provide for the sharing of responsibilities in renting the above premises.

WE THERFORE AGREE:

1. We agree to follow the rules and conditions set out in the attached lease.
2. That each of us agrees to pay 1/ _____ of the following expenses incurred in renting this premises. (Check if applicable)

_____	Rent (\$/ month)
_____	Electricity
_____	Utilities
_____	General maintenance and upkeep
_____	Damages not due to negligence of any identified person
_____	Other _____

3. We agree that 1/ _____ of the security deposit is the property of each of us.
4. We each agree to remain a resident of the premises during the term of the lease, or to continue to pay his or her share of the rent during the term, unless:
 - a. the person at his/her own expense, locates a tenant to sublet his/her share, the new tenant being acceptable to toher parties of this agreement; and
 - b. written consent to sublet is obtained from the owner/manager of the premises (if that is required in the lease).

5. That any repairs or improvements to the premises which will be paid for by all the tenants shall be approved in advance, when the cost exceeds \$_____.
6. If pets are permitted under the lease, each pet owner shall be solely responsible for all damages caused by his/her pet. This includes, but is not limited to, damage to furniture, carpeting, doors, lawn and garden.
7. We agree to the special conditions as set forth below:
- a. Food_____
 - b. Cleanliness_____
 - c. Sharing of personal items_____
 - d. Smoking, drinking alcohol and drugs
 - e. Overnight guests and visitors
 - f. Privacy
 - g. Noise/Study times
 - h. Security
 - i. Telephone (long-distance), general messages
- Protection against retaliatory eviction
 - The law infers (assumes) that the landlord has a retaliatory motive if the landlord seeks to evict the tenant (or takes other retaliatory action) within six months after the tenant has exercised any of the following tenant rights
 - Using the repair and deduct remedy, or telling the landlord that the tenant will use the repair and deduct remedy.
 - Complaining about the condition of the rental unit to the landlord, or to an appropriate public agency after giving the landlord notice.
 - Filing a lawsuit or beginning arbitration based on the condition of the rental unit.
 - Causing an appropriate public agency to inspect the rental unit or to issue a citation to the landlord.