



IUPUI
OFFICE OF STUDENT
ADVOCACY AND SUPPORT

This roommate agreement form is an agreement between roommates to outline conditions and responsibilities of each roommate. It will help to ensure that all roommates understand one another's needs and expectations and can help prevent many conflicts that may arise.

Attach copy of lease or rental agreement and landlord's house rules.

Roommate Agreement

(Each roommate should receive a copy of this agreement)

We have signed a lease/rental agreement for _____ (address) on _____ (date). We hope to make certain that responsibilities of renting will be shared equality by all roommates. It is for this reason that we are signing this agreement.

ROOMMATES

The roommates of the above address are:

TERMS

This agreement shall remain in effect from _____ to _____

Under a month-to-month tenancy, each roommate must give the other roommate(s) and landlord thirty days written and/or oral notice in advance, or as otherwise agreed to, if the roommate will be moving out before date shown above. The roommate may leave if a substitute roommate is found and is acceptable to the remaining roommate(s) and the landlord, and if sublease agreement is executed. Each roommate will be primarily responsible for finding his/her own replacement tenant.

Under a lease agreement, the departing roommate will be responsible for upholding the lease agreement until, and possibly after a replacement or subletter is found.

The landlord should be notified of any pending roommate switch, so that proper arrangements can be made. The departing roommate will be responsible for his/her original portion of the rent, unless other arrangements are made in a written agreement with the roommate(s) and landlord.

DEPOSIT

The roommate(s) have paid a security deposit of _____. List amount each roommate has paid:

Each roommate is responsible for charges associated with the damages he/she or his/her guest(s) cause. If the cause cannot be determined, then the roommates will split the cost of damages equally.

RENT

Each roommate shall pay the following amount of rent: _____

Amounts may not be equal. The rent shall be paid on the _____ day of each month. Rent will be paid in the following manner (list all rental rates) _____

PETS

If pets are permitted under the lease, each pet owner shall be responsible for all damages caused by his/her pet. This includes damage to furniture, carpeting, flooring, blinds, doors, lawn, and garden.

HOUSEHOLD SUPPLIES

A single ledger will be kept of all supplies purchased by each roommate. The supplies include such things as paper towels, toilet paper, cleaning fluids, dish detergent, foil, plastic trash bags, scrub brushes, and any other goods needed for the home which will be shared by all roommates.

KITCHEN USE AND CLEAN-UP

Food expenses shall be shared by all roommates. Preparation of meals shall be determined by an attached schedule which can be flexible.

OR

Food is to be bought by each roommate. There is to be no borrowing of food without prior approval. A separate space will be provided for each person's groceries. Shared meal preparation and clean-up is optional.

PERSONAL PROPERTY

All roommates agree to refrain from borrowing roommate's personal items without prior approval. Exceptions to this should be clearly stated, with the roommates reserving the right to change their minds about the sharing of their items. Property that is borrowed will be used respectfully and returned in the same condition. If damage is done to personal property, the roommate responsible for damage will be held liable.

CLEANING AND YARDWORK

All roommates agree to share the responsibilities of cleaning and maintenance of the premises. This includes dusting, vacuuming, emptying trash, mopping/waxing floors, cleaning bathrooms, and yard work.

The roommates have decided to develop a schedule which is attached. It states when each roommate will complete the cleaning and maintenance jobs.

OR

The roommates will work together at a designated time to complete the above jobs.

ADDITIONAL TERMS OF AGREEMENTS

In addition to the items mentioned above, the following items have been known to cause conflict between roommate. If you foresee any of these as a problem, write out any needed additional agreements and attach. Space is provided at right for adding other issues needing specific agreements.

- | | | | |
|--|---|--|--------------------------|
| <input type="checkbox"/> Smoking/alcohol/drugs | <input type="checkbox"/> Parking | <input type="checkbox"/> Overnight guests | <input type="checkbox"/> |
| <input type="checkbox"/> Clean-up after parties/guests | <input type="checkbox"/> Use of sound system | <input type="checkbox"/> Behavior of guests | <input type="checkbox"/> |
| <input type="checkbox"/> Food/groceries/household supplies | <input type="checkbox"/> Phone messages | <input type="checkbox"/> Keys | <input type="checkbox"/> |
| <input type="checkbox"/> Quiet hours for studying and sleeping | <input type="checkbox"/> Compliance with landlord's rules | <input type="checkbox"/> Shared areas (bathroom) | <input type="checkbox"/> |

Each roommate agrees to do his/her own dishes as needed. A schedule of kitchen clean-up may be attached. It will include cleaning the refrigerator, oven, mopping the floors, and emptying the trash.

UTILITIES The following services have been arranged and paid for as follows:

<i>Item</i>	<i>Account in Name of</i>	<i>Amount of Deposit</i>	<i>Deposit Paid By</i>	<i>How Bill Shared</i>	<i>Name Roommate Responsible for Payment</i>
Gas					
Water					
Electricity					
Newspaper					
Garbage					
Cable TV					
Phone					

*Charges for unclaimed telephone calls shall be allocated equally among the roommates.

Each roommate has been assigned the responsibility for payment of a specific bill. This includes determining the

amount owed by each roommate, collecting that amount, and seeing that payment is made before the due date
OR

The attached schedule has been developed to assign each roommate the month in which he/she will be

responsible for the collecting and payment of **all** bills.

SIGNATURES OF ROOMMATES

_____	_____
_____	_____
_____	_____