

ROOMMATE AGREEMENT

This agreement is made by and among the roommates named herein who have signed a lease for a shared dwelling unit that makes the roommates jointly and severally liable for all terms of the contract.

Execution of this roommate agreement does not alter the joint and several liability of the tenants under the rental contract with the landlord. However, it may be used if a dispute among the roommates arises.

1. **Address of Rental Unit.** 1112 Elm Street, Miami, FL 33333.
2. **Term of Lease.** February 7, 2017 to February 7, 2018.

Name	Monthly Rent	Security Deposit	Bedroom Assignment
Rory Roomie	\$500.00	\$500.00	Upstairs Bedroom
Richie rich	\$500.00	\$500.00	Downstairs Bedroom

3. **Room Assignments.** If roommates will switch bedrooms or pay different amounts of rent at any point, those changes should be noted above. Any roommate who does not pay any or all of the amount of rent listed above shall be liable to the landlord or to any roommates who pay any amount due for the defaulting roommate.

4. **Security Deposit.** A security deposit has been paid by each roommate in the amount listed above. The roommates will divide the refund of the security deposit according to the amount each tenant originally paid as listed in this agreement. When a specific roommate is clearly responsible for fees and damages to the premises including late fees, repairs and cleaning costs that roommate will pay full fees and damages. The roommates agree to share equally in the cost of all other fees and damages charged.

5. **Utility Bills.** The utility bills will be in the name of Rory Roomie, who is responsible for paying the bills. The bills will be divided equally each month among the tenants, who will reimburse Rory Roomie for each tenant's portion of utility costs.

6. **Phone Bills.** No house phone service will be provided. Each tenant is responsible for his or her own cell phone bill.

7. **Cable or Satellite Television.** Cable or satellite television service is in the name of Richie Rich, who is responsible for paying the bill and any late charges. The bill will be divided equally each month among the tenants, who will reimburse Richie Rich for each tenant's portion of television service.

8. **High Speed Internet Access.** The premises will have high speed internet. Internet service is in the name of Richie Rich, who is responsible for paying the bill and any late charges. The bill will be divided equally each month among the tenants, who will reimburse Richie Rich for each tenant's portion of internet service.

9. **Subletting.** Subletting is not allowed.

10. **Guests.** Each roommate is responsible for the behavior of his or her guests. Guests shall not unreasonably disturb other roommates. Guests must stay in the bedroom of the roommate who invited them, unless all other roommates agree that the guest may stay in a shared area. No guest may stay for more than seven consecutive days without the permission of all other roommates. New roommates may move in only with the written permission of all other roommates and the landlord.

11. **Quiet Hours.** All roommates agree to observe quiet hours for sleep, study and other purposes on the days and times listed here: N/A.

12. **Pets.** No pets are permitted in the premises.

13. **Smoking.** Smoking within in the apartment is not allowed.

14. **Household Duties.** The tenants will agree to share household duties including trash removal, cleaning, laundry, etc.

Date:

PORY ROOMIE

Date:

RICHIE RICH

SAMPLE