

Sample Roommate Contract

Sometimes problems arise when rooming with another person. It is advised that you consider entering a valid contract with your roommate.

This agreement made on _____ is a contract between: _____, and _____, co-tenants at _____ Address
Apt. # _____ City _____, Virginia.

**I understand that I am entering into a legally binding agreement with my roommate(s).
I understand that we, as a group and as individuals, are responsible to our landlord, the utility companies, and each other.**

Term or Period of Agreement

This agreement is to begin on _____ for the term lasting from _____ to _____.
I fully understand and accept the rules and responsibilities of this agreement.

Security Deposit

The security deposit for the dwelling is \$ _____. My share amounts to \$ _____. I understand that this amount will be returned to me less the amount deducted by the landlord for unpaid rent, and/or damages. I accept responsibility for damages which I, my pet, or a friend of mine causes, and I will reimburse my roommate(s) for the part of the security deposit withheld for those damages.

Rent

The total rent according to the terms of our lease agreement with our landlord for the dwelling is \$ _____ per month. I promise to pay 1/____ of the monthly rent. This amounts to \$ _____. The total amount my roommate(s) and I are liable for over the period of the lease is \$ _____, of which my share is \$ _____. I understand that we, as a group and as individuals, are responsible to our landlord for the total rent for the term of the agreement.

Utilities

I promise to pay 1/____ of the deposits and/or hook-up charges for all utilities.
I promise to pay 1/____ of the monthly utility bills except telephone.
I promise to pay 1/____ of the monthly phone service charge, plus all long distance calls which I make and the taxes on those calls.
I promise to pay as follows for any additional utilities: _____

Moving Out

If, for whatever reason, I move out of the dwelling, I realize it is primarily my responsibility to find a replacement. I promise to look for a replacement roommate who is acceptable to my present roommate. I understand the need to be reasonable in accepting a replacement roommate.

If I move out of the dwelling and a replacement roommate has not been found, I realize that I am still legally responsible for paying my share of the rent and utilities.

I understand that I can be held responsible by my landlord and/or utility companies for up to the entire rent/and or utility bills, if my roommate(s) fail to fulfill their part in this agreement.

Food/Shopping Arrangements: _____

Cleanliness/Cleaning Responsibilities: _____

Privacy: _____

Sharing of personal Properties: _____

Noise/Study Times: _____

Smoking, Drinking, Drugs: _____

Parties/Entertaining: _____

Overnight Guests: _____

Additional remarks, i.e., security of the apartment, pet agreement, etc.:

As part of this agreement I realize that I, as well as each of my roommates, have an equal right to use of the space and facilities in the dwelling with the exception of the areas we have designated as each one's private space. This agreement is intended to promote harmony between roommates by clarifying the expectations and responsibilities of roommates to each other.

All obligations under this contract are to be performed in _____, Virginia.

To be effective, it is not necessary to witness or notarize this agreement. Each roommate should sign below and receive an original copy.

The parties have executed this agreement on _____, 200_

This sample agreement is provided by the Off-Campus Housing Office, Old Dominion University, for the mutual benefit of roommates. The University assumes no responsibility.