

## 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. We suggest that you keep a copy of this agreement in a common area so everyone is reminded of their responsibilities.

Name	Rent per month	Security deposit	Bedroom to be occupied
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	

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.

**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.

**Utility Bills:** The utility bill will be in \_\_\_\_\_ 's name if applicable. The bill will be divided evenly per resident/ as follows:

\_\_\_\_\_

**Cable:** The residence will/will not have cable. **Yes Cable/ No Cable** (Circle one)

If there will be cable, the bill will be in \_\_\_\_\_ 's name. If there will be cable, the bill will be divided evenly per resident/as follows:

\_\_\_\_\_

**Internet Access:** The residence will/will not have internet. **Yes Internet/ No Internet** (Circle one) If there will be internet, the bill will be in \_\_\_\_\_ 's name. If there will be high speed internet, the bill will be divided evenly/as follows:

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**Cleaning Schedule:** We will create and maintain a weekly cleaning schedule that rotates among all roommates. **List Schedule below.**

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**Common Areas:** Each roommate agrees to clean up after themselves in common areas immediately. **Initial below.**

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**Bathroom/Kitchen:** We will establish guidelines for keeping shared spaces like the bathroom and kitchen clean.

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**Household Duties:** Household duties (take out trash, clean bathroom, clean living room. Clean kitchen etc.) will be divided as follows:

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**Other terms:** \_\_\_\_\_

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**Pet guidelines:** If a roommate has an Emotional Support Animal (ESA) with proper documentation and approval obtained from General Property Management, the following guidelines apply, to keep pets in acceptable common areas agreed upon by all roommates listed below. Pet owners also agree to take care of pets (feed/water, take care of litter boxes, pick up waste in the yard, etc.) **List below.** (If none, write "None.")

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**Guest List:** Overnight guests can be: **Same gender only/ Any gender** (Circle One)  
 Will allow overnight guests: **Never/ Must notify in advance/ Specific nights** (Circle one)

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**Quiet Hours:** All roommates agree to observe quiet hours for sleep, study and other purposes on the days and times listed here. (If none, write "None.")

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Item:	Roommate bringing item	Comfortable sharing Y=yes N= never P=with permission
Toilet paper		
Pot and pans		
TV		
Couch		
Dining Table		
Other		
Other		
Other		
Other		
Other		
Other		

How conflict will be handled (**Listed below**).

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**For further discussion:** Decorations on the walls and doors. What is loud according to you? Hygiene (Showering / Laundry). What do you value / honor? Arrangement of room furniture Things that are important to you The kind of music you like. Is religion important to you? Alcohol, smoking, drugs etc. How to confront one another? How important is cleanliness? Do you have significant others? Will they be spending the night often?

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Signature	Date	
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**Disclaimer for Roommate Agreement**

Hey there! Thanks for taking the time to read through our roommate agreement. We're General Property Management LLC, proudly serving the Eau Claire, WI community. Our office is located at 703 5th Avenue #1, Eau Claire, WI 54703. If you notice any errors or have any suggestions about what we've put together, please let us know! We're always open to improving our materials and making things right. Contact us via email at [contact@ec4rent.com](mailto:contact@ec4rent.com) or give us a call at 715-832-1200.

Just a heads up, while we do our best to provide helpful information, we're not legal experts. If you're dealing with a legal issue or need specific legal advice, we recommend consulting with a qualified attorney.

We value your input, and your feedback helps us continually get better. Let's work together to create a great living environment for everyone!

Thanks for being part of the community and helping make it awesome!

