



Student Legal and Mediation Services recommends that a Roommate Contract be completed anytime a new lease is signed, a lease is renewed, or roommates are changed. This document provides roommates with the opportunity to establish guidelines for their living arrangements. Roommates are encouraged to spend time discussing each section, being as forthright and honest with their opinions as possible.

This agreement is made on _____, 20____, and is a contract between:
 _____,
 _____; co-tenants at _____ Apt. #____,
 _____, Texas.

Each of us understand that we are entering into a legally binding agreement with each other. I also understand that this agreement does not take the place of our rental agreement.

Length of Agreement

This agreement begins on _____ and ends on _____.

Damages

I accept responsibility for damages which I, my pet, or a friend of mine causes, and I will reimburse my roommate(s) for those damages.

Rent

The total rent according to the terms of our lease agreement with our manager is \$_____ per month. I agree 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 \$_____.

Utilities

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

Moving Out

If for whatever reason, one of us moves out of the dwelling, it is that person's responsibility to pay their share of the remaining rent, utilities, and other costs for the lease term.

We agree to the following arrangements regarding:

FOOD/SHOPPING:

CLEANLINESS/CLEANING RESPONSIBILITIES:

PRIVACY/VISITORS:

SHARING OF PERSONAL ITEMS:

THERMOSTAT/COMMON AREA/COMMUNITY PROPERTY: *Which items? Permission?*

COMMUNICATION: *How? How often?*

SMOKING/DRINKING:

PARTIES/ENTERTAINING:

STUDYING/QUIET HOURS:

PETS:

ADDITIONAL REMARKS: *(i.e. security, furniture, appliances-attach additional sheet if necessary)*

We each agree that we have equal rights to the 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 exceptions and responsibilities of roommates to each other.

All obligations under this contract are to be performed in _____, Walker County, Texas.

It is not necessary to witness or notarize this agreement. Each roommate should sign below and keep a fully signed copy.

We have executed this agreement on (date) _____, 20____.

Resident's signature and date

Resident's signature and date

Resident's signature and date

Resident's signature and date

This agreement is provided by Student Legal and Mediation Services at Sam Houston State University, for the mutual benefit of roommates. The University assumes absolutely no responsibility for the use of this form.