

Roommate Agreement

This Roommate Agreement (the “Agreement”) is made by and between [tenant name], [tenant name], and [tenant name], (hereinafter referred to as the “Roommates”) for the residential property listed above. The Roommates are entering into this Agreement for purposes of identifying the rights and responsibilities of each tenant during the course of the lease agreement.

This Agreement runs concurrently with the lease agreement for the residential property, which is effective from [month/day], [year], to [month/day], [year].

1. General Courteousness and Civility

Roommates hereby agree that maintaining a courteous and civil living environment is critical for their well-beings as well as their success as students. Therefore, the Roommates all agree to promote this environment in the following ways:

- Roommates agree to engage with one another in a civil manner with no yelling, name-calling, disparaging remarks about one another, or aggression including verbal or physically threatening behavior.
- Roommates agree to show respect for one another’s needs by listening to one another’s statements and working to compromise when needed.

2. Cleaning Responsibilities & Schedule

Each roommate will be responsible for cleaning their mess up in the common areas of the living quarters after each use. Common areas include shared bathrooms, kitchens, living rooms, dining rooms, and garages. Common areas also include dorm rooms.

If roommates agree on the shared responsibility of cleaning common areas, they will adhere to an agreed-upon schedule as outlined below:

3. Borrowing/Shared Property

Each roommate agrees that the use of or borrowing of the other person’s property is strictly prohibited unless otherwise agreed upon either by written or verbal consent.

If roommates agree to share property in common areas such as the kitchen or living room, each roommate agrees to conditions set forth by the owner of such property and agrees to return the

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property in the same condition. If the property is damaged or not returned to the owner, the borrower agrees to compensate the owner in full for the lost or damaged property.

Each roommate agrees that the other roommate has the right to refuse the right to shared property and is permitted to store their property in common areas without interference or retaliation.

4. Guests/Visiting Hours

Each roommate has the right to have guests/visiting hours in their living quarters if they adhere to reasonable accommodation requests of their roommates.

Reasonable accommodation requests include noise reduction, respect for shared property, consideration of sleeping hours/quiet hours, and removal due to cases of previous harassment.

Each roommate will maintain their guests' behavior in a way that does not offend their roommate or living spaces and will clean up after their guests.

5. Respect for Privacy

Each roommate agrees to the request for privacy by the other roommate to ensure physical and emotional safety.

Privacy requests may include times in personal living areas, occupied shared bathroom spaces, during their study times, religious observances, meetings, and needed mental or physical breaks.

6. Sleeping Schedules

If each roommate has a different sleep schedule, roommates agree to respect the other by limiting noise during the other's sleeping time unless otherwise agreed upon in writing or verbal communication.

During the sleep time of the roommate, the other roommate agrees to limit the number of guests in common areas where there may be a transfer of loud noises.

7. Food Expenses (*Check one*)

_____ Food expenses will be shared between the roommates

_____ Food will be individually purchased for each roommate's consumption

Food may not be borrowed without the purchaser's approval. Each roommate will have "separate" [if available] storage space for his/her groceries.

8. Additional Terms

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(The following items have been known to occasionally cause conflict between roommates. If any of the following might become an issue, present a problem, write out any needed additional agreements and attach them.)

____ Smoking/Alcohol/Drugs ____ Parking ____ Phone Messages
____ Keys ____ Parties/Gatherings ____ Sound System Use

9. Conflict Escalation & Dispute Resolution

Roommates agree that verbal abuse in the form of yelling, name-calling, or general verbal harassment will result in outside intervention or potential voluntary removal of either roommate from the residence.

Roommates agree that physical abuse such as hitting, kicking, cornering, or throwing items will result in outside intervention by law enforcement and potential voluntary or necessary removal of either roommate from the residence.

Roommates agree that any harassment through phone calls, text messages, or voicemails will result in outside intervention from available de-escalation resources.

Roommates agree that at any time if one or both roommates feel physically or emotionally unsafe, they have the right to seek intervention from resources including but not limited to conflict and dispute resolution services, crisis intervention teams, and counseling services. They may also seek relocation options.

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This Agreement represents the complete and final understanding of the roommates' intent. All preliminary discussions and negotiations by the roommates are merged into and superseded by this Agreement. Any modification to this Agreement must be in writing and signed by all roommates.

We, the undersigned, agree to the above terms.

ROOMMATE SIGNATURES:

[Name]

[Date]

[Name]

[Date]

[Name]

[Date]

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