Roommate Contract

This agreement, made on _______________________, is a contract between:

______________________________________,
_______________________________________,
______________________________________,
_______________________________________;
co-tenants at ____________________________ Apt. #_________,
_______________________, Texas.

I understand that I am entering into a legally binding agreement with my roommates. I also understand that I, as an individual, and we, as a group, are responsible to the manager, the utility companies, and each other.

TERM OR PERIOD OF AGREEMENT
This agreement is to begin on _____________________ for a 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 manager 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 their security deposit withheld for those damages.

RENT
The total rent according to the terms of our lease agreement with our manager for the dwelling 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 $_________. I understand that we, as a group, and I, as an individual, am responsible to the manager for the total rent for the term of the agreement.

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, I move out of the dwelling, I realize it is primarily my responsibility to find a replacement. I agree to look for a replacement roommate which is acceptable to my present roommates. If one of my roommates moves out, I also will attempt to find a replacement 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 to my roommates for paying my share of the rent and utility bills.

I understand that I, as an individual, can be held responsible to my manager and/or the utility companies for up to the entire rent and/or utility bills, if my roommate(s) fails to fulfill their part of this agreement.
I agree to the following arrangements regarding:

FOOD/SHOPPING: ____________________________________________
________________________________________________________________
________________________________________________________________

CLEANLINESS/CLEANING RESPONSIBILITIES: ____________________________
________________________________________________________________
________________________________________________________________

PRIVACY: __________________________________________________________
________________________________________________________________
________________________________________________________________

SHARING OF PERSONAL ITEMS: ________________________________________
________________________________________________________________
________________________________________________________________

NOISE/STUDY TIMES: ________________________________________________
________________________________________________________________
________________________________________________________________

SMOKING/DRINKING/DRUGS: __________________________________________
________________________________________________________________
________________________________________________________________

PARTIES/ENTERTAINING: _____________________________________________
________________________________________________________________
________________________________________________________________

OVERNIGHT GUESTS: _________________________________________________
________________________________________________________________
________________________________________________________________

PETS: ______________________________________________________________
________________________________________________________________
________________________________________________________________

ADDITIONAL REMARKS (i.e. security, furniture, appliances) attach additional sheets if necessary: _______________________________________________________
________________________________________________________________
________________________________________________________________

As a party of this agreement, I realize that I, as well as each of my roommates, 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 expectations and responsibilities of roommates to each other.
All obligations under this contract are to be performed in_______________________________, _____________________ County, Texas.

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 (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 the University of Houston, for the mutual benefit of roommates. The University assumes absolutely no responsibility for the use of this form.