

OPSPLY TEMPLATES

Roommate Agreement

Set clear expectations on rent, chores, guests, and quiet hours before anyone moves in.

\$19

One-Time

PDF

6 Sections

<15 min

To Complete

Roommate Agreement

This Roommate Agreement is entered into as of **[DATE]**, between:

Roommate 1: _____

Roommate 2: _____

Roommate 3 (if applicable): _____

Property Address: _____

Lease Term: _____ to _____

1. Rent & Utilities Split

Total Monthly Rent: \$_____ | Each Roommate's Share: \$_____

Utilities (electric, gas, water): Split ☐ Equally ☐ By usage ☐ Other: _____

Internet: \$_____ /mo — paid by: _____, reimbursed by: _____

Rent due date: ____ of each month | Late fee after ____ days: \$_____

2. Shared Spaces & Storage

Common areas (kitchen, living room, bathrooms) are shared equally. Private bedroom spaces are exclusive to each roommate.

Storage allocation: _____

Parking spots (if applicable): _____

3. Chores & Cleaning

Kitchen cleaning: _____

Bathroom cleaning: _____

Common area vacuuming / mopping: _____

Trash duty: _____

Cleaning schedule: ☐ Weekly ☐ Bi-weekly ☐ As needed — Standards:

4. Guests & Overnight Stays

Occasional guests are permitted. Overnight guests staying more than [__] consecutive nights require notice to other roommates. Extended stays of [__]+ nights require all roommates' written agreement. No guest may use a roommate's bedroom without permission.

5. Quiet Hours & House Rules

Quiet hours: _____ pm to _____ am | Music / TV volume:

Pets: ☐ Not allowed ☐ Allowed: _____

Smoking: ☐ Not allowed anywhere ☐ Outside only ☐ Allowed: _____

6. Groceries & Shared Supplies

Groceries: ☐ Separate ☐ Shared equally ☐ Other: _____

Shared household supplies (toilet paper, dish soap, etc.): ☐ Split equally ☐ Rotating purchase

☐ Other: _____

7. Move-Out & Early Exit

A roommate wishing to vacate before the lease end must provide [__] days written notice and is responsible for finding a qualified replacement (subject to landlord approval). All roommates must agree on the replacement. The departing roommate's deposit share is returned after the replacement moves in and any damage is assessed.

8. Signatures

Roommate 1 Signature / Date

Roommate 2 Signature / Date

Roommate 3 Signature / Date (if applicable)

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