

Living Agreement Example

This Living Agreement is made by the following roommates: _____

The Roommates are sub-tenants in the apartment located at _____

The Roommates agree to the following terms:

1. **Rental Agreement.** All of the Roommates agree to be bound by all of the terms of the Rental Agreement.
2. **Lease Term.** Each of the Roommates will live in the Apartment from for the period set forth in the Rental Agreement with the landlord, beginning on June 1st, 2017 and will carry out for 30 days.
3. **Rent.** The total monthly rent for the Apartment is \$4,064. Each Roommate will pay the following amount(s): Each sub-tenant must have rent paid to ____ 3 days prior to when rent is pulled from our accounts. THIS ACCOUNTS FOR THE WIRING TIME from your account to ours and then to the property managers

- Shared room: \$914
- Larger room: \$1067
- Smaller room: \$1169

Rent shall be payable on the ____ day of each month directly to _____. The Roommates understand that they are jointly and severally liable for the full amount of the rent, which means that each roommate is responsible to pay in full his/her portion of the apartment's rent. Any late fees will be the responsibility of the roommate that faulted.

4. **Security Deposit.** The total security deposit for the unit is \$4,000. Each Roommate has paid the landlord the following amount(s): \$1,000. Each Roommate will receive her share of the deposit when the landlord returns it at the end of the tenancy. Any deductions from the deposit shall be shared by all the Roommates in proportion to the amount of deposit paid; however, any damage caused by one of the Roommates shall be paid only by that Roommate.

5. **Early Termination of the Tenancy.** If one roommate elects to leave before the end of the lease term described in paragraph 2, it is that roommate's responsibility to find a replacement. The departing roommate will continue to be responsible for her share of the rent until the end of the lease term or a replacement roommate begins paying rent, whichever occurs first.

- All of the remaining roommates will have the right to approve the replacement roommate. Approval of a replacement roommate may not be withheld unreasonably.
- The landlord's prior written approval is required to change roommates, and/the departing roommate /the remaining roommate(s)/ is/are responsible for obtaining that approval.

• **MUST NOTIFY MASTER TENANTS** on the first of the month 30 DAYS prior to moving out

6. Living Arrangements.

The bedrooms will be allocated as follows:

- Shared Master Bedroom: _____ & _____
- Smaller Single Bedroom: _____
- Larger Single Bedroom: _____

The bathrooms will be allocated as follows. The large master bathroom with two sinks is to be split by the two roommates in the master bedroom. The smaller bathroom will be shared by the roommates with their own rooms.

Special "house rules" about sharing space, furniture, appliances, and food in the Apartment are:

- Living room, kitchen, dining room, and all closets are shared spaces. All furniture and appliances will be equally split. (i.e couch, coffee table, dining table, etc.)
- Community items will be split as follows:
 - Household items
 - Paper Towels
 - Dish soap
 - Dishwasher fluid
 - Sponges
 - Swiffer Wet Jet
 - Clorox wipes

7. Overnight Guests. Each roommate does need to obtain permission from the other roommates prior to the stay of any overnight guest(s). Permission should be obtained with as much advance notice as possible. No overnight guest(s) may stay longer than 5 nights without the permission of the other roommate(s). This also includes breaks from school.

8. Parties/Entertaining: If entertaining a large group, permission must be obtained by all roommates listed in the agreement. There should not be more than 20 people for a party unless for special celebration and is agreed upon by all roommates listed on the agreement.

