## 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: \$914Larger room: \$1067Smaller 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 amou	nt 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 t	hat 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.

9. Utility Charges. Each roommate agrees to pay 25% of the utility charges through							
venmo: PG&E, garbage, wifi.							
PG&E: Deposit in the amount of \$ paid by							
Water: Included in rent. Must monitor usage and check for leakage. If beyond							
reasonable usage, roommates will split bill.							
Garbage: Deposit in the amount of \$105.54 paid by Wifi: Deposit in the amount							
of \$ paid by 10. <b>Household Chores.</b> The Roommates will divide all household chores as follows:							
To: Household Gliefool 1	no recommende wiii e	arvido dii fiodocifola ciforco	do followo.				
<ul> <li>Dusting of window sills and other surfaces, and checking and cleaning mold in windows.</li> </ul>							
<ul> <li>Kitchen cleaning includes cleaning the outside of appliances and sink, wiping counter</li> </ul>							
tops, and checking fridge cleanliness							
<ul> <li>Unloading dishwasher and taking out garbage and recycling.</li> </ul>							
<ul> <li>Sweeping or vacuuming floors in the living room, kitchen, and hallways.</li> </ul>							
<ul> <li>Bathrooms should be cleaned based off of roommates discretion.</li> </ul>							
11. Cleanliness:	1 1						
Chores will rotate     Will be done area.	•		the consent				
vviii be done once	e a week and on an a	is needed basis throughout	the week.				
12. <b>Noise Level.</b> After 10 pm, the Roommates will maintain a noise level that will permit all of							
the Roommates to study. This includes all communal spaces.							
	<ol> <li>Smoking. Smoking is not allowed in the Apartment. Including weed.</li> <li>Alcohol. Alcohol is allowed in the Apartment.</li> </ol>						
15. <b>Additional Remarks</b> (attach additional sheets if necessary to address other items							
such as security, furniture, appliances, etc.)  16. <b>Agreement is Complete and Binding</b> . All preliminary negotiations by the							
Roommates are merged into, and superseded by, the terms of the Agreement. Any							
modification to this Agreement must be in writing, signed by all the Roommates.							
We, the Undersigned, agree to the above stated terms.							
Signature:	Date:	Signature:	Date:				
Signature:	Date:	Signature:	Date:				