

# ROOMMATE AGREEMENT

This roommate contract is provided for the mutual benefit of roommates and does not constitute legal advice. If you need legal advice, you must contact an attorney.

## Section 1. The Parties & Property

**Date:** 31<sup>st</sup> May 2024

**New Tenant:** Anubhuti Sharma hereinafter referred to as the "New Tenant"

**Landlord/Principal:** Nima Hegde hereinafter referred to as "Landlord/Principal".

**Property:** 305 Wimbeldon Ct North Brunswick NJ 08902

This agreement is to last for the same term as our lease agreement, which runs from 21<sup>st</sup> June 2024 [start date] to 21<sup>st</sup> June 2025 [end date] & continues automatically.

- New Tenant understands that they are entering into a mutual agreement that is enforceable by and between the Landlord/Principal & New Tenant.
- If any unforeseeable circumstances/situations arise like Job terminations or bad tenant conduct then either party can terminate the lease with 1 month's notice

## Section 2. Security Deposit

- The security deposit for the rental premises is \$1500
- Any damage to the property or furniture will be deducted from the deposit
- Deposit will be returned on last day of departure when tenant hands over the key.
- If rent is not paid 3 days from due date, it will be deducted from deposit & tenant will be given a month to evacuate unless any critical circumstances agreed by both parties.

## Section 3. Rent

- The total rent according to the lease agreement is \$1100 per month. The New Tenant agrees to pay \$1100 per month on 1<sup>st</sup> of every month starting July 2024. For June, the prorated amount due is \$390 on 21<sup>st</sup> June. Deposit of \$1000 is paid by New Tenant on 30<sup>th</sup> May 2024 to hold place. Deposit balance of \$500 is due on 10<sup>th</sup> June 2024. Full rent starts from 1<sup>st</sup> July 2024.



#### Section 4. Utilities

- Rent includes utilities & internet. Electricity bill will be shared by tenant & owner every month. First month will be prorated depending on tenant's move in date & bill date.

#### Section 5. Move-Out

Lease is for one year & extends automatically. One-month notice required before move-out.

#### Section 6. Additional Agreements

- Only new tenant is allowed to stay in apartment. No other person/friends allowed to stay. It is strictly single occupancy. Occasionally 1 or 2 times in dire circumstances, guests will be allowed to stay upon landlord approval.
- Rent includes use of kitchen utensils, lounge, bed, laundry use etc
- No smoking or excessive drinking in the house.
- New Tenant to maintain their Room, Bathroom & Kitchen area cleanliness.
- New Tenant & Landlord to share the kitchen & lounge area & keep it clean after use.

#### Section 7. Governing Law

This Lease shall be governed by and construed in accordance with the laws of the State of NJ.

#### Section 8. Authorization

The tenant & landlord have executed this agreement on this 31<sup>st</sup> day of May 2024.

**Principal Roommate/Landlord's** Signature \_\_\_\_\_

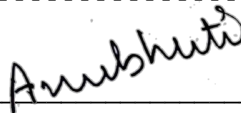
Printed Name: Nima Hegde



-----

**New Roommate's** Signature \_\_\_\_\_

Printed Name : Anubhuti Sharma



-----