

ROOMMATE LEASE AGREEMENT

THE PARTIES. This Roommate Lease Agreement ("Agreement") is made this _____

(Date) by and between:

Roommates: ("Roommates")

Full Name (Printed)

1 _____

2 _____

and it is recognized that the property is managed by:

Landlord/ Landlady: ("Landlord")

Full Name (Printed)

We, the Roommates, agree to abide by this Agreement and any other agreements made in connection with the leasing of the Premises.

PREMISES. The residence being leased in this Agreement is described as:

Address:

Bedrooms:

Bathrooms:

Common Areas:

Private Areas:

The above-described property shall be known as the "Premises."

TERM. This Agreement shall be considered a:

Please choose Option 1 or Option 2:

___ Fixed Lease. The Roommates shall be allowed to occupy the Premises starting on (Start Date) and ending on (End Date) ("Term").

___ Month-to-Month Lease. The Roommates shall be allowed to occupy the Premises on a month-to-month arrangement starting on (Start Date) and ending upon notice of ___ days from either Party to the other Party ("Term").

RENT. The Roommates will pay:

___ The Same Rent equal to (Rent Amount) on the:

Please choose which Option is best:

___ of each week.

___ day of each month.

___ Other:

___ Different Rent described as: _____

The aforementioned amount and due date shall be known as the "Rent."

PAYMENT INSTRUCTIONS. Rent shall be paid in the following manner:

(Describe how rent shall be paid)

Please select the best payment method:

___ Cash

___ Personal check

___ Credit card

___ PayPal

Other/s: _____, and will be payable in USD

LATE FEE. If Rent is not paid on the Due Date:

Please choose the best Option:

___ A Late Fee of (amount) shall be applied after Rent is more than [#] day(s) late ("Late Fee").

___ A Late Fee is calculated as:

Please choose the best Option:

___ A 1-Time penalty for each occurrence.

___ Each day Rent is late.

___ No Late Fee of any kind shall be applied to the Rent as a penalty.

Hereinafter known as the "Late Fee."

SECURITY DEPOSIT. A Security Deposit is

Please choose the best Option:

___ Option 1. Not Required ("Security Deposit").

___ Option 2. Is Required in an amount equal to:

Please choose the best Option:

___ One (1) Month's Rent

___ Two (2) Month's Rent

___ Other: _____

The Security Deposit shall be held for the faithful performance of the Roommates under the terms and conditions of this Agreement. Payment of the Security Deposit is due upon

the execution of this Agreement. This Security Deposit shall not be credited towards any Rent unless the Landlord/ Landlady gives his/her/their written consent.

RETURNING SECURITY DEPOSIT. The Security Deposit shall be returned to the Roommates within ____ (number of days) after the end of the Term less any itemized deductions. The Roommates are responsible for providing the Landlord/ Landlady their forwarding address.

SPECIFIC ROOMS.

Please choose the best Option:

____ Option 1. The Roommates will occupy specific bedrooms.

____ Option 2. The Roommates will have shared bedrooms.

PRORATION PERIOD. The Roommates will move-in:

Please choose the best Option:

____ On the Start Date. The Roommates will move-in and take possession of the Premises at the start of the Term.

____ Before the Start Date. The Roommates will move-in and take possession of the Premises on the following date _____ (Month/ Day/ Year). The Roommates agree to pay _____ (amount) to move-in on this earlier date.

PRE-PAYMENT. The Roommates shall:

Please choose the best Option:

___ Pre-Pay Rent in the amount of _____ for the term starting on _____
(Start Date) and ending on _____ (End Date). The Pre-Payment of Rent shall be due
upon the execution of this Agreement.

___ Not Pre-Pay Rent.

HOUSE RULES. The Roommates agree to the following house rules:

Please enter the details as discussed between or among the roommates:

Smoking/Alcohol/Drugs. _____

Parking. _____

Overnight Guest/s. _____

Quiet Hours. _____

Pets. _____

Other. _____

FIRST (1ST) MONTH'S RENT. The Roommates payment of first (1st) month's rent shall

be upon the:

Please choose the best Option:

___ Execution of this Agreement.

___ First (1st) day of the Lease Term.

CLEANING. The Roommates agree to:

Please choose the best Option:

☐ Not Hire a Cleaner. Each of the Roommates agree to clean:

Please choose the best Option:

☐ On their own. There shall be no specific schedule or mandatory hours to clean.

☐ On a schedule. Each of the Roommates agree to the following cleaning schedule:

Cleaning Schedule: _____

☐ Hire a Cleaner. A cleaner will be hired by the Roommates and the costs related shall be shared equally.

MONTHLY RESERVE. The Roommates agree to pay:

Please choose the best Option:

☐ A Monthly Reserve. The Roommates will each be obligated to make a monthly payment of _____ (Amount) for the Roommates' day-to-day household items.

☐ No Monthly Reserve. No payment shall be made by the Roommates for day-to-day household items.

UTILITIES & SERVICES. The Roommates agree to the following utilities and services:

Please state who is/are responsible for the utilities.

Please choose the best option:

☐ Paid by all roommates (shared equally)

☐ Paid by: _____

Gas/Oil/Propane

Water/Sewer

Electricity

Garbage / Trash Removal

Cable TV

Internet

Other/s

HOUSEHOLD SUPPLIES. A single ledger (with item description, cost, and date of purchase) will be kept listing all household supplies purchased by the Roommates.

(Please include a list of the supplies.)

1 _____

2 _____

3 _____

The purchaser of household supplies will be entitled to reimbursement from the other Roommates.

PERSONAL PROPERTY. All the Roommates agree to not use or borrow other Roommates' personal items without the approval of the Roommate who owns the property.

Any exception/s to this rule will be clearly stated and agreed upon, and the Roommate who owns the property retains the right to change their mind about sharing their personal property.

Any personal property that is borrowed should be used respectfully and returned in the same condition. If any damage is done to a Roommate's personal property, the Roommate/s is/are responsible for causing the damage will compensate the Roommate who owns the personal property for their loss.

SEVERABILITY. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities, or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

GOVERNING LAW. This Agreement is to be governed under the laws located in **the State of California**. In case of any conflicts arising out of or in connection with this Agreement, **the laws of the State of California** shall govern and be applied to this Agreement. The courts of **the State of California** shall have exclusive jurisdiction in connection with any conflict arising out of or in connection with this Agreement.

ADDITIONAL TERMS AND CONDITIONS. (Please state additional terms and conditions)

ENTIRE AGREEMENT. This Agreement contains all the terms agreed to by the Parties and may be modified or amended only by written agreement signed by all the Roommates. This Agreement replaces all previous discussions, understandings, and oral

agreements. The Roommates agree to the terms and conditions and shall be bound until the end of the Term.

Roommate Signature: _____ Date: _____

Full Name (Printed Name): _____

Roommate Signature: _____ Date: _____

Full Name (Printed Name): _____

Roommate Signature: _____ Date: _____

Full Name (Printed Name): _____

Landlord/ Landlady Signature: _____ Date: _____

Full Name (Printed Name): _____