

Renting Together Contract

The following people

have agreed to rent a house, duplex, or apartment located at

and agree to the following:

1. Each roommate agrees to pay _____% of the rent which is the same as \$_____. The rent will be paid on the _____ day of the month by (designate person) _____. The designated person will also be responsible for obtaining a receipt from the landlord showing that the rent was received.
2. Each roommate agrees to pay _____% of all bills (to include gas, utilities, water, the fixed monthly telephone charge, and cable). Each roommate will be responsible for prompt payment of their portion of the bills, including any long-distance calls, within 10 days of receiving the bill. Each roommate is also responsible for the long-distance calls placed by their friends or relatives. The utility bills will be paid by (designate person) _____ by the due date on each bill.
3. Each roommate will pay _____% for the security deposit which is the same as \$_____. Each roommate will be responsible for damages caused by them, their guests and family. If damage exceeds the amount of roommate's security deposit and money is deducted from other roommate's security deposit(s) by the landlord, the responsible roommate will reimburse the amount deducted to the other roommates within 30 days of the date of deduction. If pets are permitted under the lease, then each roommate who is a pet owner will be solely responsible for all damages caused by his/her pet(s). If a roommate moves out early, in accordance with section 4, and a new roommate moves in, the new roommate is obligated to pay a deposit to the departing roommate. The deposit will be equal to the amount at the beginning of this section. The deposit will be paid to the departing roommate within 5 days of the new roommate moving in.
4. If a roommate moves out early, it is agreed that they will give the remaining roommates a forwarding address in writing, for purposes of security deposit disposition.
5. If any roommate wishes to leave, they will give the other tenants and the landlord 30 days written notice. In order to be acceptable, written notice must be provided to all parties no later than the first day of the last month of residency. In addition, the person moving will pay his/her rent before he/she leaves for the entire 30-day notice period, even if he/she leaves sooner. The exception will be if a new roommate moves in before the 30-day period is up. A 30-day notice will not automatically release the roommate who moves out from his/her legal responsibilities to the landlord or to the other roommates. If a new roommate moves in, all roommates must approve, and the new roommate must sign his/her name to this contract.

6. No person(s) will be invited to stay overnight (or longer) without permission from all roommates.
7. All roommates shall respect each others' belongings and privacy.
8. If, at the end of the lease period, the roommates do not wish to continue to live together but both/all wish to remain in the above-named residence, a third party will be mutually agreed upon to draw the name of the roommate who will retain the right of sole occupancy. If no agreement can be reached, the landlord or an agent shall serve in this capacity and draw in the presence of both parties. The person(s) who lose(s) will vacate the apartment within 30 days of the decision.
9. If any of the roommates cannot pay their portion of the rent on the date it is due, the roommate who cannot pay or pays late will be responsible for any late charges accrued and consequences of a contractual landlord's lien, if exercised by the landlord.
10. Property acquired together to furnish the residence will be disposed of by one of the following methods:
 - a. Property will be sold and money divided equally.
 - b. Roommate will buy out other roommate(s). Sales receipts for the property will be kept and buying out price shall not exceed original price paid minus 10% for depreciation.
11. If any of the roommates breach the Renting Together Contract all roommates agree to first, try to resolve the dispute through mediation. If this is unsuccessful or not possible then the roommate(s) have the option to pursue legal action.

ANY OF THESE PROVISIONS MAY BE CHANGED BY WRITTEN MUTUAL CONSENT. THIS AGREEMENT WILL BE ATTACHED TO ALL ROOMMATE'S COPIES OF THE LEASE CONTRACT. PROVISIONS MAY BE OMITTED BY MARKING OUT AND INITIALING BY ALL ROOMMATES. THIS IS AN AGREEMENT BETWEEN THE ROOMMATES AND DOES NOT AFFECT THE LANDLORD'S RIGHTS AND LIABILITIES UNDER THE LEASE.

Special Provisions. Indicate any special provisions on the space below.

I DO HEREBY CONSENT TO ABIDE BY THIS AGREEMENT.

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____