

ROOMMATE RENTAL AGREEMENT

A Free Printable Agreement for Adding or Sharing a Rental Home with Roommates (USA)

This Roommate Rental Agreement is intended to set clear expectations between roommates sharing a rented home. It is offered for general informational use and is not a substitute for legal advice; consult a licensed attorney for guidance specific to your situation.

PART 1 — PARTIES AND PROPERTY

Date: _____

Incoming Roommate: _____ ("Incoming Roommate")

Master Tenant / Property Contact: _____ ("Master Tenant"),
being the person primarily responsible to the property owner.

Current Co-Roommate(s): _____,
_____.

Rental Property Address: _____.

This Agreement runs concurrently with the underlying lease for the property, from
_____ (start date) to _____ (end date).

- The Incoming Roommate understands this is a binding agreement enforceable among the roommates and, where applicable, the Master Tenant.
- If the property owner does not reside at the property, this Agreement is between the roommates only and does not bind or protect against claims the owner may bring under the underlying lease.

PART 2 — RENT

Total monthly rent under the underlying lease is \$_____. The Incoming Roommate agrees to pay \$_____ per month, on or before the due date stated in the underlying lease.

Payments shall be made to: _____.

The Incoming Roommate understands that the property owner may pursue eviction of all occupants if rent is not received in full and on time.

PART 3 — SECURITY DEPOSIT

The security deposit held on the property is \$_____, consisting of the combined contributions of all roommates totaling \$_____.

The Incoming Roommate agrees to be responsible for damage caused by the Incoming Roommate, their pet(s), or their guests, and to reimburse other roommates for any portion of the shared deposit withheld because of such damage.

PART 4 — UTILITIES AND SHARED SERVICES

- The Incoming Roommate agrees to pay 1/_____ of the following utilities:
_____.
- The Incoming Roommate agrees to pay 1/_____ of the following shared services:
_____.
- The Incoming Roommate agrees to keep the following utility account(s) in their own name:
_____, and to ensure that all roommates' contributions are collected and paid in full and on time.
- Any other utilities or shared costs shall be split as follows:
_____.

PART 5 — MOVING OUT

If the Incoming Roommate moves out before the underlying lease ends, the Incoming Roommate is responsible for taking reasonable steps to find a replacement roommate acceptable to the remaining roommates. If a different roommate moves out first, that responsibility instead falls to the Master Tenant. All roommates agree it is in everyone's interest to promptly fill any vacancy.

PART 6 — HOUSE RULES AND ADDITIONAL TERMS

The roommates may attach additional written agreements covering matters such as grocery and shopping arrangements, cleaning duties, guest and overnight-guest policies, quiet hours and study time, smoking or drinking, parking, shared or common items, and pets. Any attached house rules are incorporated into and made part of this Agreement.

PART 7 — GOVERNING LAW

This Agreement is governed by the laws of the State of _____.

PART 8 — SIGNATURES

The roommates below have executed this Agreement on this _____ day of _____, 20____.

Master Tenant

Print Name: _____ Date: _____

Incoming Roommate

Print Name: _____ Date: _____

Co-Roommate

Print Name: _____ Date: _____

Co-Roommate

Print Name: _____ Date: _____

Co-Roommate

Print Name: _____ Date: _____

This template is a general-purpose starting point provided for informational use only and does not constitute legal advice. Landlord-tenant and roommate law varies by state and locality; consult a qualified attorney before use.