

ROOMMATE AGREEMENT

The Center for Commuter and Off-Campus Services

The University of Toledo

THE ROOMMATE CONNECTION

Sharing a house/apartment/duplex, etc. with someone is similar to other relationships – to be successful, it requires openness, flexibility, and respect.

Living with a roommate is, in some ways, like a marriage. You don't have to love your roommate, you don't even have to be friends. Cooperation, compromise, communication, and consideration are primary factors for this relationship to work.

The first three pages address items of a more personal/inter-personal nature. Subsequent pages are based on documents provided by Student Legal Services, Inc. For more information relevant to rental issues, visit their office in Snyder Memorial 1020, call 419-530-7230, or visit their website: <http://www.studentlegalservices.utoledo.edu> .

SOME ADVICE:

Many roommate conflicts arise as a result of failure to communicate.

Don't allow relatively minor issues to escalate. When a problem comes up, first – cool down. Don't yell and accuse. Take a mature approach. Sit down with your roommate, and calmly – at all times – discuss the situation and arrive at a solution.

Agree before sitting down that neither of you will interrupt each other nor raise your voice. Be mature enough to compromise.

Work together before moving in to establish house policies. All roommates should sign and date where indicated. Each should have a copy. Keep your copy in your "rental" file with all your bills, lease, etc. Any changes should be made on all copies and initialed and dated by everyone.

GETTING TO KNOW A POTENTIAL ROOMMATE:

To choose a roommate, first you need to get to know something about each other to determine compatibility on a basic level. The topics are useful in a first conversation. Discuss your tendencies, opinions, beliefs – how strongly you feel about these areas.

You may discover you have more differences than similarities, and that could lead to problems unless you're both willing to compromise.

Here are some topics to get you started:

INTERESTS:

- What are some of your hobbies?
- What kinds of things do you feel like you're pretty good at? (i.e. things they did in high school, etc.)
- What are some of the things you feel very passionately about? (i.e. causes, politics, religion)
- What kinds of movies do you like? Music? Sports teams? TV shows?

BACKGROUND:

- Have you ever shared a room with someone before? If so, what was it like?
- Where are you from? What was it like growing up there?
- What do you feel comfortable telling me about your family and friends?

COLLEGE PERSPECTIVE:

- What are you looking forward to here at college? Is there anything you're nervous about?
- Do you know what your major will be? What do you hope to do with it?
- What types of things are you hoping to get involved in this year?

PERSONAL CHARACTERISTICS:

- When jokes or derogatory comments are made about other people, how do you handle that?
- What really annoys you?
- How can people tell when you're angry? Stressed?
- Are there any touchy subjects you'd prefer not to discuss?

ROOMMATE ISSUES:

- What do you expect from a roommate?
- What do you think are the most important things for us to work on as roommates?
- What type of environment helps you concentrate on your studies most effectively (i.e. can you study with music or others in the room, etc.)?
- Are you more of a morning or a night person? When do you typically go to bed? Wake up?
- How do you feel about having overnight guests? How long is it OK for a guest to stay? Who pays for the food and beverages the guests use?
- If one of you is gone for the weekend, is it okay for a guest to use your bed?
- What's your view on alcohol? Other drugs? Smoking?
- If people drop in while one roommate is studying, how will you handle it?
- Will you both have equal access to the computer, stereo, microwave, TV, etc., no matter who brought them?
- Is it OK to borrow one another's clothes, sports equipment, etc.? If so, under what conditions?
- What is OK to share and what should stay put?
- How late is it OK to get phone calls?
- Where should messages be left and in what format?

SOME HELPFUL SUGGESTIONS:

EXPENSES: Typically the rent, deposit, utilities, cable, phone, etc. are split between the roommates. Long distance calls are the responsibility of the caller. Who pays for food? Talk about who pays for food when guests are over. Who will purchase household cleaning products? Dishes, silverware, appliances?

STUDY TIME: Establish SACRED study times/days, etc. during which each roommate may study in the atmosphere they prefer. Keep your roommates informed when you'll need quiet study time, or in advance if you're having guests over in case they're planning on quiet time.

SLEEP: Adequate, uninterrupted sleep is important. Sometimes more so than others. If one of you is a night-owl who sleeps through the day and the other is on an opposite schedule, that needs to be worked out. What time at night should the "noise" usually stop? How long in the morning should quiet be maintained if one of the roommates is sleeping?

CLEANING: Establish a schedule. Split the duties or rooms. For example, one roommate cleans the bathroom one week; the other the next. Each roommate should agree to pick up after themselves. Mom isn't around.

GUESTS: Any times guests won't be allowed? Limit on the number of guests? The roommates should all agree before overnight guests arrive. What is the point at which a guest becomes a member of the household and should be expected to contribute to the expenses? Typically, a "guest" stays no more than two nights.

FURNITURE: You don't need two microwaves, TVs, etc. Decide who brings what. If you go together to purchase a piece of furniture, who gets it when the lease ends?

SMOKING/DRINKING: Yes? No? Inside? Outside? Guests? Limits? Agree to clean up promptly after a party. Underage drinking and smoking marijuana are against the law and residents may be cited when guests are drinking illegally. Establish a policy to prohibit that.

ROOMMATE AGREEMENT

We, the roommates living at this address:

_____, agree to abide by the terms of this agreement.

EXPENSES & DUE DATES

STUDY & SLEEP TIMES:

CLEANING SCHEDULE: (who does what and when)

PERSONAL BELONGINGS & BORROWING:

GUEST POLICY:

FURNITURE/FURNISHINGS/JOINT PURCHASES/DAMAGE:

SMOKING & DRINKING:

Signed on this date _____

Signature

Signature

Signature

Signature

ROOMMATE AGREEMENT

We, by our signatures below, represent that we are co-lessees (co-tenants) as the result of a written lease agreement with (landlord/owner):

_____, dated _____ for the rental of property at the following address:

_____.

That a security deposit in the amount of \$ _____ has been deposited with the landlord and has been paid in the following amounts by the following tenants:

Name	Amount Paid Toward Deposit
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If one of the renters owes part of the deposit to another tenant, fill out the following: The parties hereto agree that (check only those that apply):

_____ owes _____ the sum of \$ _____ as his/her proportionate share of the security deposit and shall repay same on or before _____.

Check one:

_____ the security deposit shall remain on deposit with the landlord until the original lease term has expired and if any of the tenants who sign this agreement vacates the rental premises before the expiration of the original lease term that person agrees that any deposit paid by him/her shall not be refunded until the landlord refunds the deposit to the remaining co-tenants (co-lessees) at the end of the original lease term.

_____ If any one of the co-lessees (co-tenants) vacates the rental premises prior to expiration of the original lease term any deposit paid by him/her shall be forfeited.

_____ If any of the co-lessees (co-tenants) vacates the rental premises prior to expiration of the original lease term, the other remaining co-lessees (co-tenants) agree to reimburse the vacating co-lessee (co-tenant) for his/her share of the deposit when the vacating co-tenant is officially released from the lease.

The parties agree that they are equally responsible for payment of the rent owed to the landlord (lessor) and that each party agrees to pay the

following amount on the _____ day of each month:

Name	Amount
_____	_____
_____	_____
_____	_____
_____	_____

The parties agree that if any co-tenant (co-lessee) is late in paying his/her share of the monthly rental, the co-lessee (co-tenant) paying late shall be responsible for all late fees charged by the landlord.

The parties agree that if any co-lessee (co-tenant) vacates the rental premises for any reason, prior to expiration of the original lease term that the tenant agrees to return all keys, pay for any damages he/she has caused to the rental premises and shall complete any and all documents required by the lessor to release this person from the lease agreement. It is further understood that the vacating co-lessee (co-tenant) shall continue to be liable (responsible) for his/her share of the monthly rental until such time as another co-lessee (co-tenant) is located to assume that person's obligation or until the remaining co-lessees (co-tenants) release the vacating co-lessee (co-tenant) in writing for any further liability to pay rent, whichever event first occurs.

The parties agree that the utilities for the rental premises shall be obtained in the name(s) listed below and that each co-lessee (co-tenant) agrees to pay an equal share of each monthly (or quarterly) bill. Further, it is agreed that each party shall also be responsible for his/her own long distance telephone charges. All utility bills shall be paid promptly upon receipt.

Utility	Billing Name
Columbia Gas	_____
Electric Company	_____
City of Toledo Water	_____
Cable Company	_____
Telephone Company	_____

All of the parties agree to vacate the rental premises at the end of the original lease term, to conduct a move-out inspection of the rental premises, to turn in all keys and to provide to the lessor a forwarding address in compliance with O.R.C. 5321.16.

This agreement was entered into by and between the following co-lessees (co-tenants) on the _____ day of _____, in the year _____.

Co-Lessee

Co-Lessee

Co-Lessee

Co-Lessee

Co-Lessee

Co-Lessee

Co-Lessee

Co-Lessee