

# ROOMMATE AGREEMENT

This contract is used by roommates prior to entering into a lease agreement to define the rights and responsibilities of each roommate before a problem has arisen. All parties should keep a copy for their records.

This Roommate Agreement is between:

Roommate / Co-tenant 1: Jerry Seinfeld

Roommate / Co-tenant 2: George Costanza

Roommate / Co-tenant 3: Elaine Benes

Roommate / Co-tenant 4: Cosmo Kramer

Property Address: 129 West 81<sup>st</sup> Street, APT 5A, New York City, NY 10023

Date: 03/01/2030

Landlord / Property Manager: Silvio Bennard

## 1. RENT

Total Monthly Rent: \$ 2500

Each roommate will pay the following share of the monthly rent:

- Roommate 1 will pay 1/4 of the total rent, equally \$ 625.00
- Roommate 2 will pay 1/4 of the total rent, equally \$ 625.00
- Roommate 3 will pay 1/4 of the total rent, equally \$ 625.00
- Roommate 4 will pay 1/4 of the total rent, equally \$ 625.00

## 2. SECURITY DEPOSIT

The total security deposit paid to the landlord at the start of the lease was: \$ 2500 .

The deposit was paid in the following manner (check one):

☒ The roommates shared the total deposit equally.

☐ The roommates split the deposit as follows:

Roommate 1 Paid: \$ \_\_\_\_\_ | Roommate 2 Paid: \$ \_\_\_\_\_

Roommate 3 Paid: \$ \_\_\_\_\_ | Roommate 4 Paid: \$ \_\_\_\_\_

### 3. UTILITIES

The breakdown of utility expenses is the following:

**Roommate 1** agrees to pay 1/4 of the following utilities and/or services:

Water, electricity, internet / tv, and garbage collection. (Same for all roommates)

Total monthly utilities owed: \$100

**Roommate 2** agrees to pay 1/4 of the following utilities and/or services:

Total monthly utilities owed: \$100

**Roommate 3** agrees to pay 1/4 of the following utilities and/or services:

Total monthly utilities owed: \$100

**Roommate 4** agrees to pay 1/4 of the following utilities and/or services:

Total monthly utilities owed: \$100

### 4. CLEANING

Each roommate agrees to share the responsibilities of cleaning and maintaining the residence, which may include: dusting, vacuuming, emptying trash, mopping/sweeping floors, cleaning bathrooms, and other duties. Cleaning will be done as follows (check one):

☐ Each roommate agrees to the attached cleaning schedule (attach cleaning schedule). The schedule indicates when each roommate will complete his/her assigned cleaning and maintenance duties.

☒ - All roommates will work together every Wednesday (Monday, Tuesday, etc.) at 4 : 30 to clean and maintain the residence.

## 5. OVERNIGHT GUESTS (Check One)

☒ Overnight guests are allowed within reason: guests may not stay more than 8 nights per month.

☐ Overnight guests are not allowed at any point, for any reason, unless agreed-upon by all parties.

☐ There are no restrictions regarding guests.

## 6. KITCHEN AND CLEAN-UP (Check One)

☐ - Food expenses will be shared equally by all roommates. All roommates are responsible for cleaning up after themselves.

☒ - Food will be purchased by each roommate individually. Food may not be borrowed without the purchaser's approval. Each roommate will have 2 cabinets storage space for his/her groceries. All roommates are responsible for cleaning up after themselves.

## 7. GOVERNING LAW

This roommate agreement is governed by the laws of the State of New York.

## 8. ADDITIONAL TERMS

If any of the following could become an issue or present as problem during the course of the lease, check the appropriate box and write out any additional information. Attaching supplemental information is highly recommended.

☐ - Smoking / alcohol / drugs: \_\_\_\_\_

☒ - Parking: Each roommate is designated ONE parking space [see attached parking map]

☐ - Music / sound: \_\_\_\_\_

☐ - Common areas: \_\_\_\_\_

☐ - Quiet hours: \_\_\_\_\_

☒ - Guest Permissions: Guests cannot touch other or use other roommate's belongings

☐ - Keys / Locks: \_\_\_\_\_

## 9. SIGNATURES

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 INITIALLING BY ALL ROOMMATES. THIS AGREEMENT IS ONLY BINDING TO THOSE WHO SIGN IT.

I DO HEREBY CONSENT TO ABIDE BY THIS AGREEMENT:

Roommate 1 Signature: *Jerry Seinfeld* Date: 03/01/2030

Printed Name: Jerry Seinfeld

Roommate 2 Signature: *George Costanza* Date: 03/01/2030

Printed Name: George Costanza

Roommate 3 Signature: *Elaine Benes* Date: 03/01/2030

Printed Name: Elaine Benes

Roommate 4 Signature: *Cosmo Kramer* Date: 03/01/2030

Printed Name: Cosmo Kramer