**GEORGIA ROOMMATE AGREEMENT**

This Agreement is used by roommates prior to, or after, they have entered into a lease agreement to define the rights and responsibilities of each roommate. All parties should keep a copy for their records.

This Roommate Agreement (hereafter known as the “Agreement") is between:

**Roommate / Co-tenant 1:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Roommate / Co-tenant 2:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Roommate / Co-tenant 3:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Roommate / Co-tenant 4:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Property Address:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Date:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Landlord / Property Manager:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# RENT

# Total Monthly Rent: $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

# Roommate 1 will pay 1/\_\_\_\_\_ of the total rent, equaling $ \_\_\_\_\_\_\_\_\_\_\_

# Roommate 2 will pay 1/\_\_\_\_\_ of the total rent, equaling $ \_\_\_\_\_\_\_\_\_\_\_

# Roommate 3 will pay 1/\_\_\_\_\_ of the total rent, equaling $ \_\_\_\_\_\_\_\_\_\_\_

# Roommate 4 will pay 1/\_\_\_\_\_ of the total rent, equaling $ \_\_\_\_\_\_\_\_\_\_\_

# SECURITY DEPOSIT

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

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: $\_\_\_\_\_\_\_\_\_\_\_\_

# UTILITIES

The breakdown of utility expenses is the following:

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

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Total monthly utilities owed: $\_\_\_\_\_\_\_\_

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

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Total monthly utilities owed: $\_\_\_\_\_\_\_\_

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

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Total monthly utilities owed: $\_\_\_\_\_\_\_\_

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

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Total monthly utilities owed: $\_\_\_\_\_\_\_\_

1. **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 their

assigned cleaning and maintenance duties.

- All roommates will work together every \_\_\_\_\_\_\_\_\_\_\_ (Monday, Tuesday, etc.) at \_\_\_\_\_ : \_\_\_\_\_ to clean and maintain the residence.

1. **OVERNIGHT GUESTS (Check One)**

Overnight guests are allowed within reason: guests may not stay more than \_\_\_\_ 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.

1. **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 \_\_\_\_\_\_\_\_\_\_\_\_\_ storage space

for his/her groceries. All roommates are responsible for cleaning up after themselves.

1. **GOVERNING LAW**

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

1. **ADDITIONAL TERMS**

If any of the following could become an issue or present a 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:

- Music / sound:

- Common areas:

- Quiet hours:

- Guest Permissions:

- Keys / Locks:

1. **SIGNATURES**

**ANY OF THESE PROVISIONS MAY BE CHANGED BY WRITTEN MUTUAL CONSENT. THIS AGREEMENT WILL BE ATTACHED TO EACH ROOMMATE’S COPY 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:** Date:

Printed Name:

**Roommate 2 Signature:** Date:

Printed Name:

**Roommate 3 Signature:** Date:

Printed Name:

**Roommate 4 Signature:** Date:

Printed Name: