

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: _____

1. 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 \$ _____

2. 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: \$ _____

3. 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: \$_____

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 their assigned cleaning and maintenance duties.
- ☐ - All roommates will work together every _____ (Monday, Tuesday, etc.) at _____ : _____ to clean and maintain the residence.

5. 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.

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

7. GOVERNING LAW

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

8. 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: _____

9. 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: _____