

# Roommate Agreement — Shared Housing Contract

State of California

**Total Rent:** \_\_\_\_\_

**Total Security Deposit:** \_\_\_\_\_

**Utility Billing:** Proportional Split

**Utility Manager:** \_\_\_\_\_

## CO-TENANTS & PROPERTY DETAILS

This Roommate Agreement ("Agreement") is made effective as of the date of signing, by and between the following Co-Tenants / Roommates:

1. \_\_\_\_\_
2. \_\_\_\_\_

The roommates agree to share the residential rental unit located at: \_\_\_\_\_ ("Premises") under the terms defined below.

**MASTER LEASE:** The roommates acknowledge they have signed a master lease with the landlord. This Agreement is an internal contract between the roommates only and does not override any landlord obligations or joint-liability covenants under the master lease.

## RENT & SECURITY DEPOSIT DIVISIONS

**RENT SPLITS:** The total monthly rent under the master lease is \_\_\_\_\_. Roommates agree to pay their monthly rent shares as follows:

- \_\_\_\_\_: \$1
- \_\_\_\_\_: \$2

**SECURITY DEPOSIT SPLITS:** The total security deposit paid to the landlord is \_\_\_\_\_. The roommates contributed to the deposit as follows: \_\_\_\_\_. Upon lease termination, deposit refunds returned by the landlord shall be divided among the roommates in proportion to these original contributions, minus any individual deductions for bedroom-specific damage.

## UTILITIES & ACCOUNT BILLING

**UTILITIES & PAYMENT:** All utility bills (gas, electricity, water, internet, trash) shall be divided proportionally. The designated Utility Manager, \_\_\_\_\_, shall collect each roommate's share and submit payments to the utility providers. Roommates agree to pay the Utility Manager within five (5) days of receiving notification of the bill.

## DAILY LIVING & HOUSE RULES

**QUIET HOURS:** Roommates agree to observe quiet hours from 10:00 PM to 7:00 AM daily to respect everyone's study and sleep schedules.

**GUEST POLICY:** Overnight visitors are allowed subject to the following rules: \_\_\_\_\_. No overnight guest may reside in the common areas.

**CLEANING & MAINTENANCE:** All roommates shall participate in maintaining the cleanliness of the Premises. Common area cleaning responsibilities and trash schedules are allocated as follows:

\_\_\_\_\_.

## VACATING & TERMINATION NOTICE

**MOVING OUT & NOTICE:** If any roommate wishes to vacate the Premises, they must provide at least thirty (30) days' written notice to the other roommates, in accordance with California Civil Code Section 1946.1. The departing roommate remains responsible for their rent share until a replacement roommate is approved by the remaining roommates and the landlord.

## DISCLAIMER OF JOINT LIABILITY

Under the terms of the master lease, all tenants are jointly and severally liable to the landlord for the entire rent amount and any property damages. If one roommate defaults on their payments, the other roommates remain legally obligated to the landlord but have a right of action against the defaulting roommate for breach of this Agreement.

This Agreement shall be governed by, and construed in accordance with, the laws of the State of California.

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## STATE-REQUIRED PROVISIONS

**CALIFORNIA ROOMMATE RESPONSIBILITIES: ROOMMATES AGREE TO JOINTLY AND SEVERALLY SHARE RENT AND UTILITY OBLIGATIONS AS SET FORTH HEREIN. EACH ROOMMATE AGREES TO MAINTAIN COMMON AREAS AND RESPECT QUIET HOURS PURSUANT TO HOUSE RULES.**

## SIGNATURES

\_\_\_\_\_  
Signature

**Roommate:** \_\_\_\_\_

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

\_\_\_\_\_  
Signature

**Roommate:** \_\_\_\_\_

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