10. Security Deposit Return – Choose which applies:
□ Each roommate will receive an equal share of the deposit when the landlord returns the deposit at the end of the tenancy, minus any deductions. OR
□ Roommates will determine how to divide the deposit based on the deductions and who individually should be charged for any damages.

11. If one roommate (“departing roommate”) elects to leave before the end of the lease term, it (check which applies) □ is OR □ is not that departing roommate’s responsibility to find a replacement roommate (“sublessor”). The departing roommate will continue to be responsible for his/her share of the rent until the end of the lease term or until a sublessor starts paying rent, whichever occurs first.

*a. Should the sublessor leave prior to the end of the lease term, the departing roommate will again be responsible for his/her share of the rent.
*b. All of the remaining roommates (choose one): □ will have OR □ will not have the right to approve the sublessor. Approval of a sublessor may not be unreasonably withheld, but the sublessor must satisfy the following criteria: __________________________
*c. If at any time prior to the commencement of the tenancy or during the tenancy a roommate considers or is activated as an active duty member of the US Military, the roommate agrees to inform the remaining roommates of his/her possible intentions or orders. The remaining roommates acknowledge and understand that any active member of the US Military is allowed to terminate their legal rights and obligations under the federal law entitled The Service Members Civil Relief Act, however, the law does not terminate the legal rights and obligations of the remaining tenants, including the obligation for the entire rent amount.
*d. If the landlord’s prior written approval is required to change roommates (sublease), then (choose one): □ the departing roommate OR □ the remaining roommate(s) is/are responsible for obtaining the landlord’s approval.

12. The bedroom(s) will be allocated as follows: __________________________

13. Special “house rules” about sharing space, furniture, appliances, food, use of the living room, common areas, decorations allowed in unit, etc. are: __________________________

14. Overnight Guests: Each roommate (choose): □ does OR □ does not need to obtain permission from the other roommates prior to having any overnight guest(s). No overnight guest may stay longer than _______ nights without additional approval of the other roommates.

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party will be deemed a “co-host” of the party. If any roommate objects, the party cannot take place. If a roommate does not object to the party, but does not wish to co-host the party, the roommate must not attend the party and make alternative arrangements for the evening and must not return to the rental unit until the party has ended.

□ Other: _________________________________________________

16. Choose one: □ All utilities will be in the name of the Tenant Bookkeeper, who will then be responsible for collecting utility money and paying utilities through a separate checking account OR □ bills will be in one roommate’s name (listed below) and all roommates will pay that roommate directly for that utility charge:

Electricity: ___________________   Gas: ____________________
Water/Sewer: ______________    Trash: ___________________
Cable: _____________________   Internet: __________________

17. Division or agreements on any other utility expenses (i.e. telephone, long distance, etc.): ____________________________________________

18. The roommates will divide all household chores as follows:
____________________________________________________________________________________________________________________________________________________________________________
____________________________________________________________________________________________________________________________________________________________________________

19. During the hours of _______ to ______ , the roommates will maintain a noise level that will permit all of the roommates to study and/or sleep.

20. During the final ________ days of the quarter/semester, during the hours of _________ to ________ the roommates will maintain a noise level that will permit all of the roommates to study for exams or prepare for final papers or projects.

21. Any roommate (or roommates) who creates noise for which a citation is issued by law enforcement shall be responsible for paying any fines and costs ordered by the court.

22. Choose the following:

Smoking □ is OR □ is not allowed in the rental unit.
Alcohol □ is OR □ is not allowed in the rental unit.
□ Alcohol is only allowed in the rental unit by individual(s) of legal drinking age.

23. Drugs □ is OR □ is not allowed in the rental unit.

24. Parking: The roommates agree that parking space(s) located at:
____________________________________________________________________________________________________________________________________________________________________________

The cost of the parking space(s) shall be divided as follows:

25. Parties (Mark all that Apply):

□ To host a party (“party” defined as a social gathering of 8 or more people), a roommate (or roommates) must inform the other roommates of the date, time and number of guests to be invited or expected to attend, and obtain the consent of each roommate. Any roommate that consents to the

We, the undersigned roommates, agree to all terms listed above and herein:

Printed Name                Signature    Date
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

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