

THE ROOMMATE AGREEMENT & CONFLICT RESOLUTION TIPS

ROOMMATE AGREEMENT

This agreement does not prevent the landlord from holding roommates responsible for each other's share of rent, utilities or damages.

This agreement is made between the joint tenants of _____
_____ (address)

For the 20__ - 20__ lease term for the purpose of preventing conflict during the lease term.

Name: _____ Rent: \$ _____ Deposit \$ _____

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SECURITY DEPOSIT

The roommates will **divide the refund of the security deposit** according to the amount each tenant originally paid as listed above. _____ (initial)

When a roommate is clearly responsible for fees and damages to the premises-including late fees, repairs, and cleaning costs-that roommate will pay full fees and damages. The roommate agree to share equally in the cost of all other fees and damages charged. _____ (initial)

UTILITIES

Electric/Gas bill will be in the name of _____

Water bill will be in the name of _____

Internet bill will be in the name of _____

Cable bill will be in the name of _____

We will split them _____ % each

SUBLETTING

Each of us agrees that if, for any reason, during the term of the lease, one of us moves out of the apartment, **they will continue to pay their rent due and portion of utilities, until a replacement tenant is found**, and they will also pay the difference between this amount and the amount paid by the subtenant, if the subtenant does not agree to pay the absent roommate's full share of the rent. _____ (initial)

Each of us signing below **agrees to accept any person one of us proposes as a subtenant or**

replacement tenant, unless good cause to not allow a particular subtenant. Good cause would mean _____(initial)

Any of us who looks for a replacement tenant for summer sublet, spring sublet, or for any other time period during the contract, **agrees to pay all costs for advertising the vacancy** and further agrees not to enter into a sublease agreement with anyone until a reasonable attempt has been made for all remaining roommates to meet the prospective replacement tenant and to express any concerns about that person being a replacement, as described above. _____(initial)

GUESTS

Each roommate is responsible for the behavior of their guests. _____(initial)

How do you define reasonable behavior/expectations? _____

May guests stay overnight? Yes _____ No _____

Guest of opposite gender? Yes _____ No _____

No guest may stay for more than _____ consecutive days without permission of all other roommates.

QUIET HOURS

During these hours, no loud or disruptive activities, loud talking, or other disturbing noise that may be heard outside the room or in the areas surrounding the buildings are permitted.

All roommates agree to observe quiet hours for sleep

Weeknights _____PM- _____AM

Weekends _____PM- _____AM

PETS (if allowed in the lease)

The following pets are permitted _____

& are the responsibility of _____

(if allowed in the lease)

Smoking (if allowed in the lease)

Is smoking in the apartment allowed? _____

HOUSEHOLD CHORES

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 _____(initial)

We agree to clean the dishes right after use _____

We will share condiments & spices
Yes ____ No ____ only when asked _____

We will share food items
Yes ____ No ____ only when asked _____

OTHER SHARING

We will share pots, pans, & dishes: Yes _____ No ____

We will share cleaning supplies: Yes _____ No ____

We will share laundry supplies: Yes _____ No ____

We will share clothing & personal items:
Yes ____ No ____ only when asked _____

CONFLICT

Discuss:

- ◆ How should I bring up something that bothers me?
- ◆ What are your standards for cleanliness?
- ◆ What are you like when you are grumpy?

TIPS FOR HOW TO RESOLVE CONFLICT

DEALING WITH CONFLICT

1. Get everyone involved in the conflict together.
2. Each roommate should take a turn describing their perceptions of the situation, how they feel about it, and what they want.
3. Together, come to an agreement on WHAT the conflict is.
4. Everyone should agree on a resolution.
5. Talk about what changes are needed to bring about the acceptable situation.
6. Together, make a plan of action which will help achieve the desired new situation and set a time frame.
7. Make a commitment to make the necessary changes.
8. Set a future date to evaluate the situation and to renegotiate any differences if necessary.

TIPS FOR SUCCESSFUL DISPUTE RESOLUTION

1. Start right. Set a time to talk when it is good for everyone.
2. Everyone involved is an equal and should have equal rights to be heard.
3. Look at each other's perspective. Ask your roommate to put themselves in the shoes of others.
4. Avoid blaming each other.
5. Talk about actions which can be changed rather than personality. "You leave your books all over." Not, "You are a lazy slob."
6. Don't team up with one roommate against another.
7. Don't psychoanalyze your roommate. Avoid, "Maybe you don't realize this about yourself...."

8. Don't put anyone on the spot with insisting on an immediate response to your demands .

All persons signing a lease are legally responsible for each other's payment of rent.

It does not matter who is at fault or what the circumstances are, if one person does not pay their share of the rent, THE ENTIRE GROUP risks being evicted and sued by the landlord for non-payment.

If you have co-signers, they could be pursued as well.

Most leases are for 12 months.

Ask about lease terms (9 mos./12 mos.) & know that you may need to be prepared to pay even if you graduate and move away. All roommates need to understand this, and be prepared to pay the rent and utilities, even if they are not living there for the summer. Also, students who leave in May might try to look for someone to take their place in the apartment for the summer. Are the remaining roommates willing to live with a stranger for the summer? Discuss this.

You cannot break a lease.

What if, 8 months later, you don't want to live with your roommates(s) anymore? What if 1 person from the group drops out of school?

You're stuck with the lease, unless you can find someone to take that person's place. Everyone will be responsible for rent.

Do not rely on Financial Aid to pay rent.

Financial Aid is intended to cover the cost of your books and tuition. Make sure to calculate your monthly budget in advance to ensure you are able to cover your portion of rent and utilities every month. Visit our webpage for a budget worksheet.

<https://www.parkland.edu/Main/About-Parkland/Department-Office-Directory/Student-Life/Housing>

Signing an individual lease for a by-the bedroom apartment:

At places that rent "by the bedroom," you are not responsible for the other roommates' rent, but be aware:

- ◆ **You are still jointly responsible for any damage** done to the common areas of the apartment.
- ◆ **Everyone needs to sign at the same time.** Make sure each roommate signs their lease at the same time. This will ensure a shared responsibility for the lease. Otherwise whichever roommate signs their lease first will then be responsible for the ENTIRE lease. There is no

way to break the lease.

- ◆ **You can be placed with literally ANYONE:** they don't have to be students, they don't have to be your age; they can be loud partiers; they could smoke/not smoke, etc.. Even if they claim to do "roommate matching," they make no guarantees of who you will be placed with.

There is not a staff person on site to help with conflict.

Fill out the Roommate Agreement on the inside of this brochure.

Be honest! Not everyone is easy to live with. Tell your roommates your habits and let them know of your expectations. Keep a copy!