



# ROOMMATE AGREEMENT

The Roommates further agree to the following terms, rules, and conditions of the Residence:

LATE FEES: Any Roommate who is late paying rent is solely responsible for payment of any late fees assessed and agrees to reimburse the other Roommates for such late fees. Similarly, if any Roommate pays rent by check which is returned by the bank will be solely responsible for payment of any fees or charges assessed by the bank and/or landlord and agrees to reimburse the other Roommates for such fees and charges.

CONTACT PERSON: Roommates agree that \_\_\_\_\_ shall be designated as the primary contact person to the landlord to issue and receive notices for purposes of repair, maintenance, or other communications with the landlord. The contact person

binding and Roommates agree to consult with the CU Ombuds Office to assist in resolving any disagreement.

GROUND RULES: The Roommates also agree to the following Residence ground rules:

Food will be bought and stored (individually) (collectively): \_\_\_\_\_  
\_\_\_\_\_.

General Standard of Cleanliness: \_\_\_\_\_  
\_\_\_\_\_.

Cleaning Schedule: \_\_\_\_\_

Kitchen: \_\_\_\_\_  
\_\_\_\_\_.

Bathrooms: \_\_\_\_\_  
\_\_\_\_\_.

Common Areas: \_\_\_\_\_  
\_\_\_\_\_.

Outdoor/Yard Maintenance (if required by lease): \_\_\_\_\_  
\_\_\_\_\_.

Smoking \_\_\_ is \_\_\_ is not allowed in the Residence.

Alcohol \_\_\_ is \_\_\_ is not allowed in the Residence.

Drugs \_\_\_ are \_\_\_ are not allowed in the Residence.

NOISE LEVELS/STUDY TIME: Roommates agree to maintain a noise level that will permit all of the Roommates to study after \_\_\_\_\_ p.m. In addition, Roommates agree that during finals and preparation for finals, they will be especially aware of noise levels and will take into consideration each Roommates exam schedule and study times. Any Roommate(s) who create noise for which a citation is issued by law enforce

PARTIES: Roommates agree that a party will be defined as a social gathering of \_\_\_\_ or more people (excluding Roommates) at the Residence. Roommates agree that they will to the best of their ability inform the other Roommates of the date, time, and number of guests to be invited to any party and obtain the consent of each Roommate. If any one roommate objects to the party, then that Roommate agrees to make alternative arrangements for the evening. Roommates agree not to have any parties during the final exam period, until such time as all Roommates have completed their exams or have specifically consented to the party. Roommates agree that if they host a party, they will designate one person to be the sober contact person for purposes of talking to police and/or neighbors. Roommates agree that if a noise citation is issued during the party, the Roommate or Roommates who are hosting the party will pay an equal share of any fines and/or costs ordered.

PRIVACY: Roommates agree that they will respect the privacy of each Roommate and will not enter the respective bedroom or borrow any personal items of another Roommate without first obtaining the Roommate's permission.

PETS: Roommates may have pets only if allowed by the lease and agreed upon by all Roommates. Each Roommate who has a pet shall be responsible for any damage caused by his or her pet, including but not limited to damages to furniture, carpet, doors, lawn, blinds, etc. The Roommate who owns the pet agrees to reimburse the other Roommates for any monies withheld from the security deposit for any damage or expense caused by his or her pet.

MOVE-OUT CLEANING: Roommates agree to participate equally to the extent possible in the final cleaning of the Residence at the end of the lease. Any Roommate who does not participate in the final cleaning, unless otherwise provided herein, agrees to pay the other Roommates \_\_\_\_\_ for the time spent in the final cleaning, which amount shall be deducted from the non-cleaning Roommate's security deposit and divided among the Roommates who did the final cleaning work.

Should any of the Roommates move out of the Residence prior to the end of the lease, that Roommate shall, prior to moving out: 1) provide a valid forwarding mailing address to the remaining Roommates; 2) pay any outstanding charges or fees for which that Roommate is solely responsible; 3) make arrangements to either return to assist in the final cleaning and/or payment of the final cleaning costs; 4) make arrangements for storage of their property/furniture outside the Residence, and; 5) document (including pictures) the general condition of and any obvious damage to the Residence and, in particular, to their specific room.

Any modification to this Agreement must be in writing, signed by all the Roommates. Any additional provisions are attached hereto, initialed by all Roommates.

Additional Provisions: \_\_\_\_\_  
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**We, the undersigned Roommates, have read and agree to the terms set forth above.**

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Roommate    Date

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Roommate    Date

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Roommate    Date

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