

Setting Expectations

No matter how close you are to your roommate(s), you will need to work together to establish and maintain a positive living environment. The most common problems arise when little issues become big ones because they are not addressed early on. Remember, ignoring a problem doesn't make it go away. Identify problems, their causes, and what each roommate can do to solve them.

Before you move in, discuss with your roommates what everyone is bringing. Once everyone arrives, organize a group meeting to discuss how things will work. Make sure you have a good idea of everyone's habits before agreeing to live together. Remember that everyone is going to be different.

Split responsibility for paying the utility bills between the members, this way, no one person is responsible for all of the bills. Communicate with your roommates regularly about what you owe.

You also should talk to your roommates about buying food. Make sure your roommates agree that everyone chips in to buy and share all the food, or you each buy your own food and agree not to eat from each other's supply.

Talk about how you will divide the housecleaning and set standards. It is important that everyone know exactly what is expected in keeping the living space clean.

Speaking openly about what you expect from each other and about your personal lifestyle habits are important steps that many people skip, especially when friends are living together.



UNIVERSITY OF FLORIDA
OFF CAMPUS LIFE

The Office of Off Campus Life recommends that students complete a roommate agreement. The contract is designed to give you the opportunity to establish some basic guidelines about the details of your living arrangements. We encourage you to sit down and discuss each section, while remaining as truthful as possible. Be sure to post the written agreement in a prominent place, such as the refrigerator.

Sample Roommate Agreement

We have signed a lease/rental agreement for (address of unit to be rented)

on _____ (date of agreement to begin).

We hope to make certain that all roommates will equally share all responsibilities of renting. Therefore we have prepared and are willing to sign this document.

Terms

This agreement shall remain in effect from _____ to _____.

If for any reason a roommate should move out before the date shown, under the lease/rental agreement, the departing roommate will be held responsible until a replacement is found. If a substitute roommate is found, the remaining roommate(s) must approve him/her. The departing roommate should notify the landlord, as well as the other roommates, within 30 days, so that proper arrangements can be made. The roommate who is leaving is still obligated to the landlord by the terms of the lease and is responsible to find a new roommate to be responsible for the duration of the lease/rental agreement.

The following roommates are included in this agreement:

1. _____

2. _____

3. _____

4. _____

Rent

Rent amount for the unit: \$ _____ Amount each roommate is responsible for: \$ _____ Date rent is due: _____

Deposit

Roommates have a security deposit of \$ _____ each, totaling \$ _____. Each roommate is responsible for his/her share of the charges associated with damages. If the cause cannot be determined, the roommates will split the cost of the damages equally.

Pets

If pets are permitted under the lease, each pet owner shall be responsible for any damages caused by his/her pet. This includes damage to furniture, carpeting, blinds, doors, lawn, and garden.

Personal Property

All roommates agree to refrain from borrowing roommates' personal items without prior approval. Exceptions to this should be clearly stated, with the roommates reserving the right to change their minds about the sharing of their items and updating this Roommate Agreement. Property that is borrowed will be used respectfully and returned in the same condition. If damage is done to personal property, the roommate responsible for damage will be held liable.