

# COLORADO ROOMMATE AGREEMENT

---

This **Colorado Roommate Agreement** made this \_\_\_\_ Day of \_\_\_\_\_, \_\_\_\_\_, is made between \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_. Everyone who signs this agreement agrees as follows:

## 1. RENT.

The total monthly rent will be divided among each roommate.

Each Roommate sends their share of the rent directly to the landlord on the \_\_\_\_\_ of the month.

\_\_\_\_\_ sends the entire rent amount directly to the landlord on the \_\_\_\_\_ of every month. All the other roommates pay \_\_\_\_\_ at least 24 hours beforehand.

### [OPTIONAL]:

The total monthly rent amount is \$\_\_\_\_\_ and will be split up like this:

\_\_\_\_\_ pays \$\_\_\_\_\_

\_\_\_\_\_ pays \$\_\_\_\_\_

\_\_\_\_\_ pays \$\_\_\_\_\_.

## 2. UTILITIES.

Everyone will pay an equal share of the electricity, gas and internet bills.

\_\_\_\_\_ will arrange for the service and pay the bill. Within three days of receiving the bill, \_\_\_\_\_ will pay their share.



### **3. CLEANING.**

Each roommate is responsible for cleaning his or her own room. Common areas will be cleaned weekly on \_\_\_\_\_, and everyone agrees to take part in this cleaning, including: vacuuming, dusting, mopping, and bathroom maintenance.

Each roommate will promptly clean up after themselves in the kitchen. No one will leave dishes in the sink for more than \_\_\_\_ hours.

### **4. QUIET HOURS.**

No one will make unnecessary or disturbing amounts of noise between \_\_\_\_\_ and \_\_\_\_\_.

### **5. OVERNIGHT GUESTS.**

- Overnight guests are allowed within reason: guests may not stay more than \_\_\_\_\_ nights per month.
- Overnight guests are not allowed at any point.
- Everyone is fine with overnight guests and you can have as many as you'd like.

### **6. USE OF SPACE.**

If a roommate is planning to use the common areas an extended period of time that will prevent others from using it they will give advance notice and get everyone's consent beforehand.

No one is allowed to enter anyone else's room without written or verbal permission.

### **7. FOOD AND SHARED ITEMS.**

Everyone is responsible for buying their own food, but all roommates share the dishes and other kitchen items.



**8. SMOKING.**

Smoking is:             Allowed anywhere  Not allowed  Allowed outside.

Alcohol is:             Allowed anywhere  Not allowed  Not allowed in common areas

Marijuana is:         Allowed anywhere  Not allowed  Not allowed in common areas

Other drugs are:     Not allowed             Not allowed in common areas

**9. PETS.**

Any new pets will require everyone’s permission before bringing him or her into the house.

**10. LEAVING BEFORE THE LEASE ENDS.**

If a roommate wants to leave early agree to give at least thirty (30) days notice and find a replacement who is acceptable to the remaining roommates and to the landlord.

**11. DISPUTE RESOLUTION.** If a dispute arises concerning this Colorado Agreement or any aspect of the shared living situation, the roommates will ask an unbiased mediator to sit down with them and try to resolve the problems in good faith.

**12. VIOLATIONS OF THE AGREEMENT.** The roommates agree that repeated and serious violations of one or more of these understandings will be grounds for any two cotenants to ask the other to leave. If a roommate is asked to leave, he or she will do so within two (2) weeks and will forfeit any outstanding pre-paid rent.

**Roommate’s Signature:** \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_



**Roommate's Signature:** \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Roommate's Signature:** \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Roommate's Signature:** \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

