

NEW JERSEY ROOMMATE AGREEMENT

This **New Jersey Roommate Agreement** made this _____ day of _____, 20____, 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.



9. SMOKING.

<u>Smoking is:</u>	Allowed anywhere	Not allowed	Allowed outside.
<u>Alcohol is:</u>	Allowed anywhere	Not allowed	Not allowed in common areas
<u>Marijuana is:</u>	Allowed anywhere	Not allowed	Not allowed in common areas
<u>Other drugs are:</u>	Not allowed	Not allowed in common areas	

10. PETS.

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

11. LEAVING BEFORE THE LEASE ENDS.

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

12. DISPUTE RESOLUTION.

If a dispute arises concerning this New Jersey Roommate 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.

13. 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 _____ 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: _____

