

FLORIDA ROOMMATE RENTAL AGREEMENT

In consideration of the mutual promises of all parties contained herein, this agreement is made by and between the following co-tenants: _____, _____, _____ and _____ and their parental guarantors, _____, _____, _____ and _____.

The co-tenants will occupy the premises located at _____ City of _____, _____ County Florida, with each being jointly and severally liable for obligations contained in the lease signed with _____ and for all obligations in this Agreement.

1. RENTAL PAYMENT SCHEDULE

The total rent according to the terms of our lease agreement with our landlord for the dwelling is \$_____. Each co-tenant is responsible for _____. Rent will be paid monthly to the landlord, in the amount of \$_____ and on the _____ day of the month. The co-tenants will equally divide the rent unless a separate amount is indicated in the Supplemental space.

2. TERM OF LEASE

This Agreement will begin on _____, 20__ and will end on _____, 20__.

3. SECURITY DEPOSIT

The security deposit for the dwelling is \$_____. Each co-tenants' share amounts to \$_____. We understand that this amount will be returned less the amount deducted by the landlord for unpaid rent and/or damages. We accept responsibility for damages which each individual and each individual's pets or friends cause. We will reimburse each other for the part of their security deposit withheld for those damages.

4. SERVICES AND UTILITIES

All utilities including phone, gas, electric, water, and cable will be shared equally unless noted in the Supplemental space.

5. MOVING OUT

If, for whatever reasons, a co-tenant moves out of the dwelling, that co-tenant realizes it is primarily their responsibility to find a replacement. They promise to look for a replacement roommate who is acceptable to all present roommates and to Landlord. If one of the roommates moves out, all remaining roommates will also attempt to find a replacement. We understand the need to be reasonable in accepting a replacement roommate.

If a co-tenant moves out of the dwelling and a replacement roommate has not been found, that person realizes that they are still legally responsible to all other roommates for paying their share of the rent and utility bills.

We understand that an individual can be held responsible to the landlord and/or the utility companies for the entire rent and/or utility bills if any roommate(s) fail to fulfill their part of this agreement.

6. LIABILITY TO OTHER ROOMMATES

Any roommate who defaults under this agreement (and his/her guarantor) shall be liable to the other roommates for any expenses or damages incurred by the other roommates as a result of such default. Furthermore, if a roommate violates the terms of the lease agreement with the landlord, such roommate (and his/her guarantor) shall be liable to the other roommates for any expenses or damages incurred by the other roommates as a result of such violation.

Supplemental Agreements

Rent and responsibility for payments: _____

Food/Shopping Arrangements: _____

Security Deposits: (who pays), (how much), (returned to, by whom) _____

Utilities: _____

Cleaning: _____

Pets: _____

Privacy: _____

Sharing of Personal Items: _____

Noise/Study Time: _____

Smoking/Drinking/Drugs: _____

Parties and Entertaining: _____

Overnight Guests: _____

Additional Remarks, i.e. security of the apartments: _____

As a party to this Agreement, we realized that each roommate has equal rights as to the use of the space and facilities in the dwelling with the exception of the areas we have designated as each one's private space. This agreement is intended to promote harmony between roommates by clarifying the expectations and responsibilities of roommates to each other.

All obligations under this contract are to be performed in the City of _____,
_____ County, Florida.

(To be effective, it is not necessary to witness or notarize this Agreement. Each co-tenant should sign below and give each co-tenant a copy.)

The parties have executed this Agreement on _____

Signature of co-tenant

Signature of co-tenant

Witness

Witness

Witness Print Name

Witness Print Name

Signature of co-tenant

Signature of co-tenant

Witness

Witness

Witness Print Name

Witness Print Name

Signature of Guarantor

Signature of Guarantor

Witness

Witness Print Name

Signature of Guarantor

Witness

Witness Print Name

Witness

Witness Print Name

Signature of Guarantor

Witness

Witness Print Name