

# Iowa Roommate Agreement

Speak with your roommates and fill out the form together, based on rent/utility prices and other agreements that are made. This form is intended as a sample and should be filled out accordingly.

It is hereby agreed on (\_\_\_\_/\_\_\_\_/\_\_\_\_) [date], between and among the tenants and roommates at (\_\_\_\_\_) [street address] that:

**1. RENT AND UTILITIES** (Choose A or B)

- A. Each person shall be responsible for: one-half, one-third, one-fourth, of rent and utilities payable each month.
- B. Each person shall be responsible for rent and utilities payable each month as follows:

Name	Date

- 2. DAMAGE DEPOSIT.** The TOTAL SECURITY DEPOSIT paid to the landlord is \_\_\_\_\_ dollars (\$\_\_\_\_\_), with each tenant paying as follows:

Name	Amount (\$)



Name

Amount (\$)

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Name

Amount (\$)

3. **SUBLEASING.** If one or more roommates wishes to sublease to another party (the subleasee), each and every remaining roommate must approve the subleasee(s) in order for the sublease agreement(s) to be considered valid. Consent shall not be unreasonably withheld.
4. **GUESTS.** Only those persons signing the original lease are entitled to live in the rental unit. Overnight guests shall be considered as living in the rental unit after \_\_\_\_\_ consecutive days.

5. **RESPONSIBILITIES.** Each and every roommate shall:

- A. Comply with all obligations primarily imposed upon tenants by applicable provisions of building and housing codes materially affecting health and safety.
- B. Keep that part of the premises that the tenant occupies and uses as clean and safe as the condition of the premises permit.
- C. Dispose from the tenant's dwelling all ashes, rubbish, garbage, and other waste in a clean and safe manner.
- D. Keep all plumbing fixtures in the dwelling unit or used by the tenant as clean as their condition permits.
- E. Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appliances including elevators in the premises.
- F. Not deliberately or negligently destroy, deface, damage, impair or remove a part of the premises or knowingly permit a person to do so.
- G. Conduct him or herself in a manner that will not disturb a neighbor's peaceful enjoyment of the premises.

5. **ABANDONMENT.** If a roommate abandons the rental unit or leaves without finding a suitable subleasee, that person continues to be liable for rent and utilities as above until such time as either a suitable subleasee can be found, or the expiration of the rental agreement. The abandoning roommate is responsible for finding a suitable subleasee.



6. **ASSIGNING.** An assignment is considered an alteration of the existing rental agreement, which must be approved by each and every party involved including all roommates and the landlord.
7. **OTHER.**

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## SIGNED

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Signature	Print
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