



Model Roommate Rental Agreement

Upon signing below, the tenants living in the rental unit located at _____
agree to the following:

1. All Roommates shall abide by the terms of the rental agreement with the landlord as well as with those laws governing tenants and their rights and responsibilities.

2. Rent will be paid as follows:

_____ \$ _____

Roommate 1

_____ \$ _____

Roommate 2

_____ \$ _____

Roommate 3

_____ \$ _____

Roommate 4

3. All rental and security deposits shall be divided, paid and refunded equally, except that each roommate will be individually responsible for financial costs associated with any of her/his actions or negligence resulting in unpaid rent or costs for cleaning or damages.

4. Utility costs shall be divided and paid equally, except for long distance phone calls which shall be divided and paid according to each roommate's use.

5. Each roommate shall pay rent, utilities, and other housing costs promptly and in full.

6. If any roommate does not fulfill the terms of the rental agreement with the landlord, pay housing costs promptly, or if she/he otherwise violates the terms of this roommate agreement, any of the other roommates shall have the right to: (1) require her/him to vacate the premises 30 days from receipt of a written notice, and (2) collect any money due through legal means.

7. Any roommate may terminate their obligation to the rental agreement only as allowed by the rental agreement with the landlord, and in case of a month-to-month rental agreement, upon 30 days written notice to all the other roommates.

8. If a roommate terminates her/his obligation to the rental agreement, the remaining roommates shall refund her/his security deposit-minus appropriate deductions for unpaid rent, damages, or cleaning-within 30 days of terminating

the agreement. Deductions must be in accordance with Montana law. Before costs for cleaning can be deducted, the remaining roommates must give notice of cleaning needing to be done, anticipated costs, and 48 hours to the departing roommate to do the cleaning her/himself. The remaining roommates must also provide, within 30 days of the departing roommates termination of the agreement, a written list itemizing any deductions for damages and cleaning. The departing roommate will provide a forwarding address in writing.

9. New roommates, if needed, shall be chosen through the consensus of all roommates who shall continue to live on the premises. Any new roommates must sign this roommate rental agreement.

10. In signing this agreement, no roommate forfeits any of her/his rights as a tenant as specified in the rental agreement or by the law.

11. Special Provisions

Roommate 1 (Signature)

Date

Roommate 2 (Signature)

Date

Roommate 3 (Signature)

Date

Roommate 4 (Signature)

Date