

# Roommate Contract

*"If it is possible, as far as it depends on you, live at peace with everyone." Romans 12:18*

The Office of Commuter Affairs suggests that a Roommate Contract be completed whenever a new lease is signed.

**Please be aware that the City of Lynchburg allows only three (3) unrelated people to occupy a dwelling.**

Below is the information providing the definition of a Family that is used in the City of Lynchburg Zoning Ordinance:

Section 35.1-11.7 (a) Family: (1) Two (2) or more persons related by blood or marriage, occupying a dwelling, living together and maintaining a household, including not more than one (1) unrelated person. (2) Not more than three (3) unrelated persons occupying a dwelling, living together, and maintaining a household. **Please contact the City of Lynchburg Community Development Office at 434-455-3900 to verify the zoning of any dwelling prior to signing a lease.**

This Roommate Contract is designed as a vehicle to pro-actively establish peaceful living arrangements between the following **Roommates:** \_\_\_\_\_

\_\_\_\_\_ residing at the following **Address:** \_\_\_\_\_

**Managed by:** \_\_\_\_\_

**LENGTH OF AGREEMENT** This agreement will remain in effect from \_\_\_\_\_ to \_\_\_\_\_

**SECURITY DEPOSIT** The security deposit for our dwelling is \$\_\_\_\_\_ of which \$\_\_\_\_\_ is my share. I understand that this amount will be returned to me less the amount deducted by the landlord for unpaid rent and/or damages. I accept personal responsibility for damages which I, a friend of mine, or my pet causes. I will reimburse my roommates for the part of their security deposit that was withheld for the damages I directly or indirectly caused.

**RENT** The TOTAL amount of rent that I and my roommates are liable for over the period of the ENTIRE lease is \$\_\_\_\_\_. The total monthly rent for the UNIT is \$\_\_\_\_\_ of which my share is \$\_\_\_\_\_. I agree to pay \$\_\_\_\_\_ each month. I clearly understand that we as a group and I as an individual am responsible to our landlord for the total rent for the term of the agreement.

**UTILITIES** Cable, Electric, Gas, Heat, Internet, Phone, Trash, TV, Water

I agree to pay 1/\_\_\_ of the deposits and/or hook-up charges for ALL utilities.

I agree to pay 1/\_\_\_ of the monthly utility bills except the telephone.

I agree to pay 1/\_\_\_ of the monthly telephone service charges, plus all long distance calls which I make and the taxes on those calls.

For any additional utilities I agree to pay as follows:

\_\_\_\_\_  
\_\_\_\_\_

**MOVING OUT** ***If I decide to move out*** of the dwelling for whatever reason, I understand that it is my responsibility to find a replacement acceptable to my roommates. If a suitable roommate has *not* been found, I understand that *I am still LEGALLY responsible to pay my share of both the rent and utilities to my roommates.*

***If one of my roommates moves out*** I agree to help find an acceptable replacement. I also recognize that as an individual I can be held responsible to my landlord and/or the utility companies for up to the entire amount of rent and/or utility bills *if my roommates fail to fulfill their part of the agreement.*

**I agree to the following LIVING ARRANGEMENTS:**

**FOOD/SHOPPING:**

\_\_ each roommate will buy his/her own food      \_\_ groceries will be purchased and shared equally  
\_\_ personal food will be shared only with permission \_\_ other: \_\_\_\_\_

**HOUSEHOLD SUPPLIES:** The cost of renewable supplies such as paper towels, toilet paper, dish detergent, laundry soap, trash bags, and other good needed for the residence will:

\_\_ be shared equally      \_\_ other: \_\_\_\_\_

**CLEANING RESPONSIBILITIES:** \_\_\_\_\_  
\_\_\_\_\_

**SHARING OF PERSONAL ITEMS:** \_\_\_\_\_  
\_\_\_\_\_

**NOISE/STUDY TIMES:** \_\_\_\_\_  
\_\_\_\_\_

**ENTERTAINING:** \_\_\_\_\_  
\_\_\_\_\_

**OVERNIGHT GUESTS:** \_\_\_\_\_  
\_\_\_\_\_

**PETS:** \_\_\_\_\_  
\_\_\_\_\_

**PERSONAL PRIVATE SPACE:** \_\_\_\_\_  
\_\_\_\_\_

**OTHER REMARKS:** \_\_\_\_\_

**AGREEMENT** As party to the above living arrangements, I agree that with the exception of the areas designated as personal private space, that I, as well as each of my roommates have equal rights to the use of space and facilities in the dwelling. Any of the above agreements may be changed by written mutual consent. This agreement is intended to clarify the expectations and responsibilities of each roommate in order to promote harmony and will be attached to all resident's copies of the lease contract. Therefore, we, the undersigned, hereby execute this Roommate Contract to be carried out in Lynchburg (or surrounding city \_\_\_\_\_), Virginia.

\_\_\_\_\_  
Resident Signature & Date

*The Office of Commuter Affairs at Liberty University offers this form for the mutual benefit of commuter students and local property managers. The University assumes no liability for any situations arising from the use of this form.*