

ROOMMATE AGREEMENT

Property Address:

Date of Agreement:

PARTIES:

Roommate 1 Full Name:

Roommate 1 Contact Information:

Roommate 2 Full Name:

Roommate 2 Contact Information:

1. TERM OF AGREEMENT

This Roommate Agreement (the "Agreement") defines the terms and conditions governing the co-occupancy of the property listed above. The term of this Agreement shall commence on the date above and continue until terminated in accordance with the terms herein.

2. RENT AND UTILITIES

The total rent for the property is \$_____ per week/month. Each roommate agrees to pay their agreed share of the rent on or before the due date. Utilities including but not limited to electricity, water, gas, internet, and other services shall be shared as follows: _____. All payments shall be made promptly and proof of payment shall be provided upon request.

3. SECURITY DEPOSIT

The roommates agree to pay a security deposit of \$_____ in total, with each roommate contributing \$_____. The deposit shall be held for the duration of the tenancy and may be used to cover damages, unpaid rent, or other breaches of this Agreement. Any remaining deposit shall be returned to the roommates in accordance with applicable laws of Australia.

4. USE OF PREMISES

The premises shall be used solely for residential purposes. No illegal activities shall be conducted on the premises. Noise levels must be kept reasonable to not disturb neighbors. Each roommate shall maintain their personal areas in a clean and orderly condition.

5. SHARED AREAS AND CHORES

Common areas such as kitchens, bathrooms, and living rooms shall be shared and kept clean by all roommates. Roommates agree to a fair chore schedule or agreement to maintain the cleanliness and upkeep of shared spaces.

6. GUESTS AND VISITORS

Roommates agree to notify each other of any guests staying overnight and to respect reasonable limits on guest stays. Guests shall abide by all terms of this Agreement and the rules of the property.

7. PETS

No pets shall be kept on the premises unless agreed upon in writing by all roommates.

8. TERMINATION

Any roommate may terminate this Agreement by providing at least 30 days written notice to the other roommate(s). All roommates remain liable for rent and responsibilities until the end of the notice period or until a replacement roommate is found and approved. Upon termination, the premises shall be left in good condition, reasonable wear and tear excepted.

9. DAMAGES AND REPAIRS

Roommates agree to promptly notify each other of any damage or needed repairs. Costs for damages caused by a roommate shall be borne by that roommate. Shared damages shall be divided equally unless otherwise agreed.

10. DISPUTE RESOLUTION

In case of disputes arising under this Agreement, roommates agree to first attempt to resolve the matter amicably through discussion. If unresolved, disputes shall be subject to mediation or other alternative dispute resolution methods compliant with Australian law before pursuing legal action.

11. GOVERNING LAW

This Agreement shall be governed by, and construed in accordance with, the laws of Australia and the state or territory applicable to the property.

12. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the roommates and supersedes any prior agreements, understandings, or representations. Any modification must be made in writing and signed by all roommates.

13. SIGNATURES

ROOMMATE 1 SIGNATURE

ROOMMATE 2 SIGNATURE

Signature: _____

Signature: _____

Date: _____

Date: _____

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