

## Housemate Agreement

This agreement is made by and among the housemates:

\_\_\_\_\_, \_\_\_\_\_,  
\_\_\_\_\_, and \_\_\_\_\_,

who have signed a lease with landlord for a shared dwelling unit at this location: \_\_\_\_\_.

Execution of this housemate agreement does not alter the joint liability of the tenants under the rental contract with the landlord. However, it may be used if a dispute among housemates arises.

### Utilities (skip or delete if not relevant)

Ideally utilities are included in the rent, but if not, housemates should review bills and payments monthly, based on a set schedule, ensuring no one person is stuck with the bill.

Housemates are responsible for following utilities (check all that apply). Note: Wi-Fi can be free with SNAPS

Electric     Natural Gas     Oil     Other (i.e., Water, Wi-fi)

### List utilities and how each utility will be divided evenly:

Utility	Provider	Account #	Name

How can we conserve energy in our unit? (How often do you do laundry, turning lights off before leaving, etc.)

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**Guests**

Each housemate is responsible for the behavior of his or her guests. Guests shall not unreasonably disturb other housemates. Does anyone have a friend or partner that will be around often? Define who is a guest for your household:

\_\_\_\_\_, \_\_\_\_\_,  
\_\_\_\_\_, \_\_\_\_\_.

What spaces are off limits?

\_\_\_\_\_, \_\_\_\_\_,  
\_\_\_\_\_, \_\_\_\_\_.

When/how should you notify the other housemates if someone is coming over? All guest-related policies that housemates have agreed upon are stated below:

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

Do you have a car? How could we share parking?

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

**Quiet Hours**

Housemates agree when to observe quiet hours for sleep, study, and other purposes on the days and times listed here. Be mindful of each other's needs and responsibilities.

Weekdays

From \_\_\_\_\_ to \_\_\_\_\_

From \_\_\_\_\_ to \_\_\_\_\_

Weekends

From \_\_\_\_\_ to \_\_\_\_\_

From \_\_\_\_\_ to \_\_\_\_\_

Additional Notes:

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

## Housekeeping

Housemates agree to keep outside doors locked at specified times as noted:

From \_\_\_\_\_ to \_\_\_\_\_

From \_\_\_\_\_ to \_\_\_\_\_

Housemates agree to clean up after themselves and their guests everytime common spaces are used (i.e., kitchen, bathroom, living room). Household chores can be divided as follows:

- Each housemate does a deep clean in all shared living areas including the bathroom, kitchen, and dining/living rooms/hallways (frequency?)
- Housemates split up who does the dusting/vacuuming/trash each week.
- Housemates always clean up after themselves in any shared living space (dishes, food, clothes, hair, etc.)

Specific chore agreements:

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**Kitchen Tips:** Have a household discussion regarding types of foods to be cooked to understand and respect cultural differences. Note that food smells and/or products can be a challenge for others in the house. Discuss how to respect each person's preferences. Specify kitchen agreements:

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Additional Notes:

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**Food/Groceries**

Food will be purchased by each individual housemate. If a housemate did not purchase it, they will not eat it or offer it to a guest without permission, except for community items. Food is labeled and each owner eats only their own food.

Identify food allergies housemates may have and what is needed for health and safety.

\_\_\_\_\_

Community items will be purchased so that all housemates can use them, and cost shared equally.

Community Food Items:

\_\_\_\_\_, \_\_\_\_\_,  
\_\_\_\_\_, \_\_\_\_\_,  
\_\_\_\_\_, \_\_\_\_\_.

Household Cleaning Supplies:

\_\_\_\_\_, \_\_\_\_\_,  
\_\_\_\_\_, \_\_\_\_\_.

Additional Notes:

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

**General Courtesies**

A housemate’s room is their private domain. The room’s occupant has complete control over what goes on in the room unless they are doing something that could potentially harm or endanger another.

Anything that affects all housemates shall be decided upon by all housemates.

If any housemate moves out of the unit for any reason, that housemate is responsible for giving at least 30 days’ notice to other housemates if possible and paying their fair share of the rent and utilities until the termination of the lease.

## Schedule Your Own Housemate Meetings

Set-up a regular time to check-in with housemates, once-a-week, or once-a-month. Ask each other what is going well.

If a conflict arises, consult the Housemate Agreement to identify previously agreed upon house rules or add to agreement.

**Stating the Issue:** If you have an issue with a housemate, do not hold it inside. Address the problem as it arises.



When bringing up the issue with your housemate, do not confront them with hostility. Instead, simply state you would like to have a conversation, ask when they are ready to talk. **The goal is to negotiate for mutual gain** (De-escalation Tips below).

- Build trust by actively listening
- Move away from hard line positions, support dialogue
- Use the following questions to help reframe the issue



**What is important to you.....?**

**What are your basic concerns.....?**

**What do you fear might happen if.....?**

**What do you hope will happen if.....?**

**Brainstorm solutions and put new, mutually agreed upon decisions into the Housemate Agreement.**

**Additional Agreements/Deal-breakers**

List below additional agreements and deal breakers housemates agree to prioritize:

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How do we respond if a housemate breaks the household agreement regarding drug and/or alcohol use?

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Other Agreements:

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By signing my name, I understand and agree to all terms in the contract and will abide by these terms.

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

This Housemate Agreement is a living document. To discuss updates on this housemate agreement and other household matters, housemate meetings could be held monthly.

**The Housemate Agreement is designed to be pulled out from this booklet for housemate discussions.**

Make a personal copy of the agreement for each member of the household. Keep a master copy in a central loation (on the fridge, in the living room, or in a plastic bag in freezer).