

# Sample Co-Tenant Agreement

Date \_\_\_\_\_

This Agreement is made between:

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

The parties to this Agreement are joint tenants of a rental unit located at:

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

These tenants agree that their responsibilities under the lease and to each other shall be governed by the following terms.

## WE AGREE:

1. That each of the tenants shall follow the rules and conditions set out in the lease (attached).
2. That each of the tenants shall pay ONE \_\_\_\_\_ (1/number of tenants) of the following expenses:
  - \_\_\_\_\_ rent (\$\_\_\_\_/mo.)
  - \_\_\_\_\_ telephone service
  - \_\_\_\_\_ electricity/cooking gas
  - \_\_\_\_\_ water
  - \_\_\_\_\_ heating oil/gas
  - \_\_\_\_\_ other
3. That each tenant shall pay for the long distance phone calls he or she makes.
4. That each tenant shall contribute an amount of money (in proportion to their percentage of rent) to supply the landlord with the full security deposit. At the end of the lease, each tenant shall receive their share of the security deposit, minus the amount for any unpaid rent or damage caused by an individual tenant. If a tenant creates more damage than her/his share of the security deposit will cover, then that tenant shall reimburse the other tenants for any losses in their shares of the security deposit. If a tenant moves out before the end of the lease, that tenant must make arrangements to reimburse the other tenants for unpaid rent and/or bills.
5. That each of the tenants shall remain a resident of the premises during the term of the lease, or continue to pay her/his share of the rent, unless these steps are followed:
  - a. Written consent to sublet is obtained from the landlord.
  - b. The tenant, at own expense, locates a new tenant to sublet their share.

This new tenant should not be refused by the other tenants without reasonable cause. The sublettor should know that they are ultimately responsible for the actions of the tenant they sublet to. If rent is not paid or problems arise with the sublessee, the person on the lease can be held legally and financially responsible.

- 6. That any tenant who pays the rent late shall be responsible for any fees which may arise due to their late payment.

Signed:

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

Date \_\_\_\_\_