



Roommate agreement (Chicago)

ROOMMATE AGREEMENT

This Roommate Agreement is made on [DATE] between the following roommates, all residing at [ADDRESS, UNIT], Chicago, IL [ZIP] (the "Unit"):

Roommate 1: [FULL NAME] Roommate 2: [FULL NAME]

Roommate 3: [FULL NAME, if any]

1. LEASE. The Unit is leased from [LANDLORD NAME] under a lease dated [LEASE DATE]. Roommates on the lease: [names]. This Agreement does not change any roommate's obligations to the Landlord under that lease — each roommate named on the lease may be individually responsible to the Landlord for the full rent, regardless of what this Agreement says.

2. RENT SPLIT

Total monthly rent: \$[TOTAL RENT]

[Roommate 1 name]: \$[AMOUNT], due [DAY] of each month

[Roommate 2 name]: \$[AMOUNT], due [DAY] of each month

[Roommate 3 name]: \$[AMOUNT], due [DAY] of each month

Payment method between roommates: [e.g., each pays landlord directly / one roommate collects and pays landlord]

3. SECURITY DEPOSIT SPLIT

Total deposit paid to Landlord: \$[AMOUNT]

[Roommate 1 name] contributed: \$[AMOUNT]

[Roommate 2 name] contributed: \$[AMOUNT]

[Roommate 3 name] contributed: \$[AMOUNT]

At move-out, any deposit returned by Landlord (after lawful RLTO-governed deductions, if applicable — see MCC §§ 5-12-080, 5-12-081) will be divided: [in the same proportions as contributed / equally / other: describe].

4. UTILITIES AND SHARED EXPENSES

[Utility/expense]: split [equally / by usage / other] — \$[amount] each

[Utility/expense]: split [equally / by usage / other] — \$[amount] each

5. HOUSE RULES

Guests: [describe policy — e.g., overnight guest limits]

Noise / quiet hours: [describe]

Cleaning responsibilities: [describe]

Shared spaces: [describe any rules for kitchen, living room, etc.]

Pets: [describe any agreement about pets, referencing landlord's pet policy]

6. IF A ROOMMATE LEAVES EARLY

Notice expected between roommates: [e.g., 30 days] written notice.

Finding a replacement: [describe process — e.g., remaining roommates and

Landlord must approve any replacement]

Departing roommate's deposit share: [describe how/when it's settled]

7. DISPUTE RESOLUTION

If a dispute arises under this Agreement that roommates cannot resolve directly, either party may pursue a claim in Illinois small claims court (generally for amounts up to \$10,000, exclusive of interest and costs, under Illinois Supreme Court Rule 281 — confirm current limit).

8. ENTIRE AGREEMENT

This is the entire agreement between the roommates regarding these matters and may be changed only in writing signed by all affected roommates.

SIGNATURES

ROOMMATE: _____ DATE: _____

[FULL NAME]

ROOMMATE: _____ DATE: _____

[FULL NAME]

ROOMMATE: _____ DATE: _____

[FULL NAME, if any]