



Roommate agreement (Dallas-Fort Worth)

ROOMMATE AGREEMENT

This Roommate Agreement is made on [DATE] between the following roommates, all residing at [ADDRESS, UNIT], Dallas-Fort Worth, TX [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. UTILITIES AND SHARED EXPENSES

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

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

4. SECURITY DEPOSIT

Total deposit paid to Landlord: \$[AMOUNT]

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

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

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

When the Landlord returns the deposit (Tex. Prop. Code § 92.103(a) requires this within 30 days of move-out), it will be divided among roommates in the same proportions listed above, after deducting any amount fairly attributable to a specific roommate's damage or breakage.

5. ROOM ASSIGNMENTS

[Roommate 1 name]: [Bedroom/area]

[Roommate 2 name]: [Bedroom/area]

[Roommate 3 name]: [Bedroom/area]

6. HOUSE RULES

Guests: [policy]. Quiet hours: [policy]. Cleaning: [policy/rotation].

Shared items: [policy]. Other: [any additional rules].

7. IF A ROOMMATE WANTS TO LEAVE EARLY

A roommate who wants to move out before the lease ends will give the other roommates at least [NUMBER] days' written notice, and remains responsible for their share of rent until either (a) the lease ends, (b) a replacement roommate acceptable to the Landlord and the remaining roommates takes over that share, or (c) the remaining roommates agree in writing to release them.

Adding a new person to the Unit as a co-tenant generally requires the Landlord's written consent — check the lease before treating anyone as a replacement roommate.

8. IF A ROOMMATE STOPS PAYING

If a roommate misses their share of rent, they still owe it to the other roommates who cover the shortfall to the Landlord, plus [any agreed late fee/interest]. Repeated missed payments may be treated as grounds to invoke Section 7 (early departure) at the other roommates' option.

9. NOT AN AGREEMENT WITH THE LANDLORD

This is a private agreement between the roommates signing below. It does not modify the lease, does not bind the Landlord, and is not enforceable against the Landlord. Disputes between roommates under this Agreement may be resolved in Justice of the Peace (JP) court like any other small contract dispute.

SIGNATURES

[Roommate 1 name]: _____ Date: _____

[Roommate 2 name]: _____ Date: _____

[Roommate 3 name]: _____ Date: _____