

FLORIDA ROOMMATE AGREEMENT

A binding co-tenancy agreement supplemental to the Master Lease | Governed by Florida contract law | All roommates jointly and severally liable

1. THE PARTIES

This Florida Roommate Agreement (the "Agreement") is a binding civil contract entered into by and between the following co-tenants (collectively, the "Roommates"), who will share occupancy of the Premises described in Section 2:

Roommate 1 Full Legal Name:

Roommate 2 Full Legal Name:

Roommate 3 Full Legal Name (if any):

Roommate 4 Full Legal Name (if any):

PARENTAL GUARANTORS (if applicable):

Guarantor for Roommate 1:

Guarantor for Roommate 2:

Guarantor for Roommate 3 (if any):

Guarantor for Roommate 4 (if any):

Each Roommate and their Guarantor (if applicable) acknowledges that all Roommates are jointly and severally liable to the Master Landlord for all rent, fees, and obligations under the Master Lease, and to each other for all obligations under this Agreement.

2. PREMISES

The Roommates will share occupancy of the following residential property (the "Premises"):

Street Address:

City: State: FL ZIP:

County:

Unit / Apt #:

MASTER LANDLORD:

Master Landlord Full Legal Name / Entity:

Master Landlord Address:

Phone: Email:

3. MASTER LEASE AND LANDLORD CONSENT

This Agreement is supplemental to and does not replace the original lease agreement between the Master Landlord and the Roommates (the "Master Lease"). All Roommates agree to abide by all terms, rules, covenants, and restrictions of the Master Lease. In the event of any conflict between this Agreement and the Master Lease, the Master Lease shall control.

Master Lease Commencement Date:

Master Lease Expiration Date:

A copy of the Master Lease: (check one)

- Is attached as Exhibit A and has been reviewed and signed by all Roommates.
- Will be provided to all Roommates prior to the Agreement Commencement Date.

Regarding Master Landlord consent to add a Roommate: (check one)

- The Master Lease permits all named Roommates without additional Landlord approval.
- Adding one or more Roommates requires the Master Landlord's written consent. This Agreement is contingent upon receiving such written consent prior to any new Roommate taking occupancy. If consent is denied, the affected Roommate shall not occupy the Premises and any deposits paid by them shall be returned.

4. AGREEMENT TERM

This Agreement shall be in effect for the following period, which may not extend beyond the expiration of the Master Lease:

Start Date (mm/dd/yyyy): End Date (mm/dd/yyyy):

Upon expiration of this Agreement, continued co-occupancy shall require a new written roommate agreement executed by all remaining Roommates.

5. SPACE ALLOCATION

The Premises includes both private/exclusive areas and shared/common areas, allocated as follows:

PRIVATE / EXCLUSIVE AREAS:

- Roommate 1 private space:
- Roommate 2 private space:
- Roommate 3 private space (if any):
- Roommate 4 private space (if any):

SHARED / COMMON AREAS: All other areas of the Premises not designated as private above — including but not limited to the kitchen, living room, dining area, shared bathrooms, laundry facilities, and outdoor spaces — are shared equally among all Roommates. Each Roommate has equal rights of access to all shared areas.

No Roommate may occupy, restrict access to, or store personal property in another Roommate's private area without express permission.

6. RENT PAYMENT SCHEDULE

The total monthly rent under the Master Lease and each Roommate's share are as follows:

Total Monthly Rent (per Master Lease): \$

Each Roommate's individual rent share:

- Roommate 1 share: \$
- Roommate 2 share: \$
- Roommate 3 share (if any): \$
- Roommate 4 share (if any): \$

Internal due date (day of month): Master Lease due date (day):

Each Roommate's internal due date is set prior to the Master Lease due date to ensure the full rent reaches the Master Landlord on time. Each Roommate shall pay their share directly to: (check one)

- The Master Landlord directly.
- Roommate 1, who is responsible for remitting the full rent to the Master Landlord on behalf of all Roommates.

Payment method / instructions:

Rent for any partial month at the start of occupancy shall be prorated on a per-diem basis and is due upon occupancy.

7. SECURITY DEPOSIT

The Master Landlord holds the full Security Deposit under Fla. Stat. § 83.49. The Roommates agree to the following internal allocation:

Total Security Deposit (per Master Lease): \$

Each Roommate's share of the Security Deposit:

Roommate 1 deposit share: \$

Roommate 2 deposit share: \$

Roommate 3 deposit share (if any): \$

Roommate 4 deposit share (if any): \$

DEPOSIT REFUND DISTRIBUTION: When the Master Lease ends and the Master Landlord returns the Security Deposit (less any lawful deductions), the Roommates agree to distribute the refund as follows:

- Pro-rata based on each Roommate's original deposit share above, less each Roommate's proportionate share of any itemized deductions.
- Per the custom arrangement described in Section 26 (Additional Provisions).

INDIVIDUAL DAMAGE RESPONSIBILITY: Each Roommate accepts sole financial responsibility for any Security Deposit deduction attributable to damage they, their guests, or their pets caused to the Premises. That Roommate shall reimburse the other Roommates for any portion of their deposit withheld due to such damage within fifteen (15) days of receiving the Master Landlord's itemized deduction statement.

EARLY MOVE-OUT DEPOSIT: If a Roommate vacates before the Master Lease expires and a replacement is approved, the departing Roommate's deposit share shall be: (check one)

- Transferred to the incoming replacement Roommate upon written agreement of all parties.
- Held by the remaining Roommates and returned to the departing Roommate at the end of the Master Lease, less any attributable deductions.

8. UTILITIES AND SERVICES

All utility and service costs shall be divided among Roommates as follows: (check one)

- All utilities and services are shared equally among all Roommates.
- Utilities are allocated as follows:

Electricity:

Gas / Heat:

Water / Sewer:

Internet / Cable:

Trash / Recycling:

Other:

Utility bills shall be paid on or before their due dates. The Roommate responsible for a given utility account shall notify all other Roommates of each bill at least five (5) days before payment is due. Any Roommate who fails to pay their share by the internal due date shall reimburse the paying Roommate within three (3) days, plus a late reimbursement fee of: (check one)

- No late reimbursement fee.
- A late reimbursement fee of: per occurrence.

9. FOOD AND SHARED HOUSEHOLD SUPPLIES

Food and grocery purchasing arrangements: (check one)

- Each Roommate purchases their own food and grocery items separately.
- Roommates share certain household staples and split the cost equally. Shared items include:
- Food and supply arrangements are described in Section 26 (Additional Provisions).

SHARED HOUSEHOLD SUPPLIES: Basic shared household supplies (e.g., dish soap, toilet paper, cleaning products) shall be purchased: (check one)

- On a rotating basis among Roommates.
- By any Roommate and reimbursed equally by all others.
- Per the arrangement described in Section 26 (Additional Provisions).

10. CLEANING AND HOUSEHOLD MAINTENANCE

All Roommates share equal responsibility for maintaining the Premises in a clean, sanitary, and presentable condition at all times, consistent with Fla. Stat. § 83.52. Specific cleaning responsibilities are allocated as follows:

COMMON AREA CLEANING SCHEDULE:

Kitchen (cleaned by, frequency):

Bathrooms (cleaned by, frequency):

Living / common areas (cleaned by, frequency):

Floors / vacuuming (cleaned by, frequency):

Trash / recycling removal (by whom, frequency):

Each Roommate is solely responsible for maintaining their private area in a clean and orderly condition. No Roommate shall allow their private area or personal belongings to create a health hazard or interfere with other Roommates' enjoyment of the Premises.

11. GUEST POLICY AND OVERNIGHT VISITORS

All Roommates have the right to have guests visit the Premises. However, no guest may take up de facto residency. The following rules apply:

Maximum consecutive overnight stay per guest: (check one)

consecutive nights without prior approval from all Roommates.

Any longer stay requires written agreement of all Roommates and, if required by the Master Lease, written consent of the Master Landlord.

Maximum overnight guests per month per Roommate: (check one)

overnight guest nights per calendar month.

No monthly cap, provided consecutive night limits are observed.

Each Roommate is fully responsible for the conduct of their guests and any damage or violations caused by their guests. Any fines or costs resulting from a Roommate's guest shall be borne solely by that Roommate.

12. QUIET HOURS AND NOISE POLICY

Quiet hours shall be observed daily: (check one)

Quiet hours from: to: (daily)

During quiet hours, all Roommates and their guests shall keep noise — including music, television, phone calls, and conversations — at a level that does not disturb other Roommates or neighboring tenants. Violation of quiet hours constitutes a breach of this Agreement.

PARTIES AND SOCIAL GATHERINGS:

Any social gathering expected to involve more than

guests requires: days' advance notice to all Roommates.

Gatherings of any size require prior agreement of all Roommates.

All gatherings must end by quiet hours and comply with Master Lease rules.

13. SMOKING POLICY

Smoking, vaping, or use of any tobacco or cannabis products: (check one)

Is strictly prohibited throughout the Premises, all common areas, and within twenty-five (25) feet of any entrance.

Is permitted ONLY in the following designated outdoor area(s), subject to Master Lease restrictions:

14. ALCOHOL AND SUBSTANCE POLICY

Regarding alcohol and controlled substances on the Premises: (check one)

Responsible consumption of alcohol by persons of legal drinking age is permitted. Illegal controlled substances are strictly prohibited.

Alcohol consumption is not permitted on the Premises.

Substance rules are described in Section 26 (Additional Provisions).

Any Roommate who causes damage, injury, or a lease violation as a result of alcohol or substance use shall bear sole financial responsibility for all resulting costs, fines, and damages.

15. PERSONAL PROPERTY AND SHARING

Regarding sharing of personal items and household property: (check one)

Personal items remain the sole property of their owner. No Roommate may use another Roommate's personal property without express permission.

The following items are shared among all Roommates by mutual agreement:

Any Roommate who damages another Roommate's personal property shall replace or repair it at their sole expense within fourteen (14) days.

16. PRIVACY AND PRIVATE SPACE

Each Roommate's designated private area (as defined in Section 5) is their exclusive space. No other Roommate may enter, use, or access that private area without the occupying Roommate's express permission. All Roommates agree to knock before entering any closed door and to respect each other's need for privacy and personal boundaries at all times.

17. PARKING

Parking at or near the Premises: (check one)

No parking is available or allocated with this tenancy.

Parking spaces are assigned as follows:

Roommate 1 parking space:

Roommate 2 parking space:

Roommate 3 parking space (if any):

Roommate 4 parking space (if any):

Available parking is shared on a first-come, first-served basis.

18. EARLY MOVE-OUT AND REPLACEMENT ROOMMATE

If a Roommate wishes to vacate the Premises before the Master Lease expires, the following protocol applies:

(a) NOTICE: The departing Roommate shall provide all remaining Roommates and the Master Landlord with written notice of at least:

Days' written notice: before the intended departure date.

(b) REPLACEMENT RESPONSIBILITY: It is primarily the departing Roommate's responsibility to find a suitable replacement who is acceptable to all remaining Roommates and who meets the Master Landlord's tenant screening requirements. All remaining Roommates shall also make reasonable efforts to assist in finding a replacement.

(c) CONTINUED FINANCIAL RESPONSIBILITY: Until a qualified replacement Roommate is found, officially approved by the Master Landlord in writing, and added to the Master Lease, the departing Roommate remains fully financially responsible for their share of all rent, utilities, and other obligations under this Agreement. This obligation continues regardless of whether the departing Roommate is still physically occupying the Premises.

(d) LANDLORD APPROVAL: Any replacement Roommate must obtain the Master Landlord's written consent and be formally added to the Master Lease before they may assume any financial obligations under this Agreement. An informal arrangement between Roommates does not release the departing Roommate from obligations to the Master Landlord.

19. DEFAULT AND LIABILITY BETWEEN ROOMMATES

MONETARY DEFAULT: If a Roommate fails to pay their share of rent, utilities, or any other monetary obligation on time, the non-defaulting Roommates may pay the defaulting Roommate's share to protect the tenancy. The defaulting Roommate shall reimburse the paying Roommate(s) within five (5) business days, plus interest at the rate of:

Interest rate on unpaid amounts:
 % per annum from the due date.

No interest. Reimbursement at face value only.

INDEMNIFICATION: Any Roommate who defaults under this Agreement, violates the Master Lease, or causes a fine, penalty, or legal action shall indemnify, defend, and hold harmless all other Roommates from any and all resulting costs, expenses, damages, and reasonable attorneys' fees. This indemnification obligation extends to each Roommate's Parental Guarantor, if applicable.

JOINT AND SEVERAL LIABILITY TO LANDLORD: All Roommates acknowledge that the Master Landlord may pursue any one Roommate for the full amount of unpaid rent or damages regardless of internal allocation. The Roommate who pays more than their share shall have the right to seek reimbursement from the other Roommates for their proportionate share.

20. MASTER LEASE VIOLATIONS

Each Roommate agrees not to take any action or permit any condition that would constitute a violation of the Master Lease. If a Roommate's act or omission causes a violation of the Master Lease — including but not limited to unauthorized subletting, illegal activity, property damage, HOA rule violations, or disturbance of neighbors — that Roommate shall be solely responsible for all resulting fines, penalties, repair costs, and legal expenses, and shall indemnify all other Roommates accordingly.

21. PET AGREEMENT [Optional]

Regarding pets at the Premises: (check one)

No pets of any kind are permitted. Any pet brought to the Premises without written agreement of all Roommates and the Master Landlord constitutes a breach of this Agreement.

Pets are permitted subject to Master Lease restrictions and the following conditions:

Permitted pet owner(s) and pet type(s):

Pet deposit paid by (Roommate name): \$

The pet owner is solely responsible for: (a) all pet-related damage to the Premises, (b) any pet deposit or pet fee charged by the Master Landlord, (c) any fines or lease violations caused by the pet, and (d) any injury or property damage caused by their pet to other Roommates, guests, or third parties.

Non-pet-owning Roommates bear no financial responsibility for any pet-related costs.

22. HOA / CONDOMINIUM ASSOCIATION RULES [Optional]

Regarding homeowner or condominium association governance: (check one)

The Premises is NOT subject to any HOA or condominium association.

The Premises IS governed by an HOA or condominium association. All Roommates agree to comply with all CC&Rs, bylaws, and rules of the association, as amended from time to time. Any HOA fine, fee, or penalty caused by the specific act or omission of an identifiable Roommate is the sole financial responsibility of that Roommate. If the responsible party cannot be identified, the cost shall be divided equally.

Association name:

23. DISPUTE RESOLUTION [Optional]

Regarding disputes between Roommates: (check one)

- All disputes shall be resolved through good-faith direct negotiation between the affected Roommates before any other action is taken.
- If direct negotiation fails within fourteen (14) days, the Roommates agree to pursue mediation through a mutually agreed mediator before filing any claim in Florida county court or small claims court. Mediation costs shall be split equally among the disputing Roommates, unless otherwise agreed. Nothing herein prevents a Roommate from seeking emergency injunctive relief.

24. GOVERNING LAW AND VENUE

This Agreement is governed by the laws of the State of Florida. All obligations under this Agreement are to be performed in:

City: County: State: Florida

Any legal action between Roommates arising out of this Agreement shall be brought in the appropriate Florida county court or small claims court in the county where the Premises is located.

25. ENTIRE AGREEMENT AND MODIFICATIONS

This Agreement, together with the attached Master Lease and all exhibits, constitutes the entire agreement among the Roommates regarding their co-tenancy and supersedes all prior oral or written representations. ANY ORAL REPRESENTATIONS MADE AT THE TIME OF EXECUTING THIS AGREEMENT ARE NOT LEGALLY VALID AND ARE NOT BINDING UPON ANY PARTY. This Agreement may be modified only by a written amendment signed by all Roommates.

26. ADDITIONAL PROVISIONS AND SUPPLEMENTAL AGREEMENTS

The Roommates agree to the following additional terms, supplemental arrangements, and household rules not covered above:

Rent & payment arrangements:

Food / shopping arrangements:

Security deposit arrangements:

Utility arrangements:

Cleaning schedule details:

Pet arrangements:

Privacy agreements:

Sharing of personal items:

Overnight guest rules:

Security / access arrangements:

Any other additional agreements:

EXECUTION AND SIGNATURES

Each Roommate has read, understood, and agrees to be bound by this Florida Roommate Agreement. Each Roommate shall receive a signed copy of this Agreement.

Agreement Execution Date:

City: County: State: Florida

Roommate_1 Signature: Date:

Printed Name:

Witness Signature: Witness Printed Name:

Roommate_2 Signature: Date:

Printed Name:

Witness Signature: Witness Printed Name:

Roommate_3 Signature: Date:

Printed Name:

Witness Signature: Witness Printed Name:

Roommate_4 Signature: Date:

Printed Name:

Witness Signature: Witness Printed Name:

PARENTAL GUARANTORS [If Applicable]

Each Guarantor below jointly and severally guarantees all financial obligations of their respective Roommate under this Agreement.

Guarantor_1 Signature: Date:

Printed Name:

Witness Signature: Witness Printed Name:

Guarantor_2 Signature: Date:

Printed Name:

Witness Signature: Witness Printed Name:

Guarantor_3 Signature: Date:

Printed Name:

Guarantor_4 Signature: Date:

Printed Name:

NOTARY ACKNOWLEDGMENT [Optional]

STATE OF FLORIDA

COUNTY OF _____

Before me, the undersigned Notary Public, personally appeared _____,
known to me or who produced _____ as identification, and acknowledged the
execution of the foregoing instrument as their free act and deed.

Notary Signature: Date:

Notary Printed Name:

Commission Number:

My Commission Expires:

REQUIRED FLORIDA DISCLOSURES

DISCLOSURE 1 — RADON GAS (Fla. Stat. § 404.056)

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health department.

DISCLOSURE 2 — LEAD-BASED PAINT (42 U.S.C. § 4852d)

The residential dwelling: (check one)

- Was built prior to 1978. A "Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards" addendum is attached and must be initialed and signed by all Roommates before this Agreement is effective.
- Was NOT built prior to 1978. Lead-based paint disclosure is not required.

DISCLOSURE 3 — MASTER LANDLORD IDENTIFICATION (Fla. Stat. § 83.50)

Pursuant to Fla. Stat. § 83.50, the following person is authorized to receive notices, demands, and service of process on behalf of the Master Landlord:

Authorized Agent / Property Manager Name:

Agent Mailing Address:

Agent Phone: Agent Email:

NOTICE REGARDING MASTER LEASE ATTACHED

A copy of the Master Lease is attached to this Agreement as Exhibit A. All Roommates confirm receipt and review of the Master Lease by initialing below:

Roommate 1 Initials: Roommate 2 Initials: Roommate 3 Initials: Roommate 4 Initials: