

Roommate Agreement UK

Governed by Common Law (Contract Principles), Housing Act 1988, Protection from Eviction Act 1977, Renters' Rights Act 2025

Date: _____

The Parties: _____
_____ (the "Roommates").

I. RENT

The total monthly rent for the property is £_____.

- **Division:** Rent shall be shared as follows:

1. _____ pays £_____
2. _____ pays £_____
3. _____ pays £_____
4. _____ pays £_____

- **Payment:** Each Roommate shall pay their share to the _____
by the _____ of each month.

- **Bidding Wars:** In accordance with the Renters' Rights Act 2025, no Roommate shall invite or accept a rent contribution from a new co-occupant that exceeds the advertised or agreed proportional share of the total rent.

II. TERM

This Agreement commences on _____. In line with current English law, this agreement operates on a **periodic basis** alongside the main Tenancy Agreement.

III. SECURITY DEPOSIT

- **Total Deposit:** £_____
- **Contribution:** Each Roommate pays £_____
- **Protection:** The deposit must be protected in a government-approved Tenancy Deposit Scheme (TDP) within 30 days of receipt, pursuant to the Housing Act 2004.

IV. UTILITIES AND COUNCIL TAX

- **Utilities:** Shared ☐ Equally ☐ Proportionally to Rent ☐ Included in Rent
- **Council Tax:** All Roommates are jointly responsible for ensuring the Council Tax is paid in full and on time.

V. HOUSE RULES & PETS

- **Pets:** Roommates acknowledge the statutory right to request a pet under the Renters' Rights Act 2025. Permission must be sought from the Landlord. Roommates agree not to unreasonably withhold consent among themselves.
- **Smoking:** ☐ Allowed ☐ Not Allowed ☐ Specified areas only: _____
- **Quiet Hours:** _____

VI. MAINTENANCE

Each Roommate shall keep their personal and shared spaces in a **tenant-like manner** and report any issues affecting the **Decent Homes Standard** to the Landlord promptly.

VII. SIGNATURES

(Roommate 1)

(Roommate 2)

(Roommate 3)

(Roommate 4)

Date: _____

This document is a private agreement between occupants and does not replace or supersede the main Tenancy Agreement with the Landlord. The Roommates remain bound by the terms of that agreement at all times. This document is for use in England only; it must not be used in Scotland, Wales, or Northern Ireland, where housing laws differ materially.