

Roommate Agreement Template

Set expectations before tiny-room problems become big ones.

What this PDF includes: conversation starters, quiet hours, guests, cleaning, shared items, food/fridge rules, money tracking, conflict plans, housing-rule reminders, and a printable roommate agreement page.

Room / building	Semester	Roommate(s)

Quick Start

- ☐ Fill this out together before move-in or during the first week.
- ☐ Talk through the awkward stuff before it becomes a problem.
- ☐ Ask your roommate first before buying large shared items.
- ☐ Check your school rules for guests, appliances, candles, and decorations.
- ☐ Wait until you know your room before buying bulky furniture or extra storage.
- ☐ Keep the agreement simple enough that both people will actually follow it.

Use this kindly: This is not a legal contract. It is a practical roommate planning tool to make shared living less stressful.

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Plan what to buy, what to skip, and how to make dorm life easier.

Before You Agree: Talk Through This First

These questions help you catch the common roommate problems early: sleep, guests, sharing, noise, cleaning, and money.

☐ What time do you usually sleep and wake up?	☐ What items are okay to share if asked first?
☐ Are you okay with alarms, snoozing, or early classes?	☐ Do either of us have allergies, asthma, fragrance sensitivity, or health needs?
☐ How quiet does the room need to be for studying?	☐ How clean do we each expect the room to be?
☐ Are guests okay on weekdays? Weekends? Overnight?	☐ How should we handle conflict: text, in person, or scheduled check-in?
☐ What items are personal and should not be borrowed?	☐ What would make the room feel comfortable for both of us?

Room Setup and Shopping Boundaries

☐ Ask your roommate first before buying a rug, fridge, microwave, TV, printer, or big decor.
☐ Buy before move-in: basic bedding, personal toiletries, laundry supplies, medicine, chargers, and towels.
☐ Wait until you know your room: bulky drawers, extra shelves, large rugs, seating, and duplicate appliances.
☐ Check your school rules before buying: microwave, kettle, coffee maker, candles, extension cords, and wall decor.
☐ Decide who brings shared items so you do not both buy the same thing.
☐ Agree on how much decor is okay on shared walls, doors, windows, or the floor.

Shared item	Who brings / buys it?	Cost split?	Rules / notes
Mini fridge			
Microwave / kettle			
Rug / seating			
Cleaning supplies			

Sleep, Noise, and Lights

Most roommate tension starts with sleep, noise, lights, and routines. Write down the basics so nobody has to guess.

Topic	Agreement
Quiet hours on weekdays	
Quiet hours on weekends	
Alarms and snoozing	
Lights after one person is sleeping	
Phone calls / gaming / music	
Studying in the room	

Guests and Overnight Visitors

☐ Text or ask before inviting guests into the room.	☐ Check your school rules for overnight guest registration and limits.
☐ Set a limit for how late guests can stay on school nights.	☐ Agree on privacy needs when one person is changing, sick, sleeping, or studying.
☐ Agree on whether overnight guests are allowed.	☐ Set a rule for guests using beds, desks, food, fridge space, or bathroom items.

Helpful rule: A simple “please ask first” guest rule prevents a lot of resentment. It is easier to relax when both people know what to expect.

Cleaning, Trash, and Shared Spaces

Keep the cleaning plan boring, visible, and easy. If the system is too complicated, nobody will follow it during busy weeks.

Task	Who handles it?	How often?	Notes
Trash / recycling			
Vacuum / sweep			
Mini fridge food check			
Desk / shared surface reset			
Bathroom duties if suite-style			

Bathroom, Laundry, and Smell Rules

☐ Agree where wet towels, shower caddies, and laundry bags should go.	☐ Check school rules before using candles, wax warmers, diffusers, or plug-ins.
☐ Do not leave damp towels or dirty laundry on shared floor space.	☐ For suite bathrooms, rotate toilet, sink, mirror, floor, and trash duties.
☐ Ask before using strong sprays, air fresheners, candles, incense, or scented products.	☐ If someone has allergies or asthma, choose low-scent or fragrance-free supplies when possible.

Wait to buy: Do not buy bulky mops, huge cleaning bins, extra hampers, or large bathroom storage until you know the floor type and storage space.

Borrowing, Sharing, and Personal Items

The safest default is: ask first, return it clean, and replace anything you damage or use up.

Item category	Can borrow?	Ask first?	Notes
Clothes / shoes			
Chargers / tech			
Snacks / drinks			
Medicine / personal care			
Cleaning supplies			

Food, Fridge, and Money

☐ Label personal food if you use the same fridge or snack area.	☐ Decide how to split shared purchases before buying them.
☐ Agree on shared snacks, water filters, paper towels, and dish soap.	☐ Keep receipts for shared items until both people have paid.
☐ Throw out old food before it becomes a smell problem.	☐ Do not pressure a roommate to split a purchase they did not agree to.

Purchase	Total cost	Split between	Who paid?	Paid back?

Communication and Conflict Plan

Tiny problems become bigger when nobody says anything. Pick a respectful way to bring things up before someone is already upset.

- ☐ If something bothers us, we will bring it up within a reasonable time instead of letting it build.
- ☐ We will avoid passive-aggressive notes, silent treatment, or posting about each other online.
- ☐ We will discuss issues in person when possible, or by text if one person needs time to think.
- ☐ We will give each other grace during exams, sickness, travel, or family emergencies.
- ☐ If the issue affects safety, rules, or repeated disrespect, we can ask an RA or housing staff for help.
- ☐ We will review this agreement after the first month and update what is not working.

Roommate Agreement Summary

Agreement area	Our rule
Quiet hours	
Guests	
Cleaning / trash	
Shared items	
Food / fridge	
Money / purchases	
Conflict plan	

Sign and Save

This page is for the final version you both agree to. Keep a photo of it on your phone or save it somewhere easy to find.

Roommate 1	Roommate 2	Roommate 3 / other
Our most important room rule:		
Guest rule:		
Cleaning rule:		
Borrowing rule:		
What we do if someone is busy:		
What we do if something is not working:		
Signature / date		
Signature / date		
Signature / date		

Remember: A good roommate agreement is flexible. Update it if your class schedule, guest situation, or cleaning routine changes.

Notes and Custom Room Rules

Use this page for building rules, RA instructions, allergy notes, shopping reminders, guest policies, or your own roommate rules.

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