

**JRWILKES, L.P.**  
**ROOMMATE AGREEMENT**

**1) ROOMMATES DEFINED**

The following persons are referred to as Roommates in the Agreement:

\_\_\_\_\_  
\_\_\_\_\_

**LEASE TERMS**

The Roommates understand that they have entered into a Lease Agreement, as Tenants, for an apartment located at \_\_\_\_\_, Pennsylvania, from \_\_\_\_\_ until \_\_\_\_\_. The Landlord under this Lease Agreement is JRWilkes, L.P. The Lease Agreement requires the Roommates to pay a total term rent of \$ \_\_\_\_\_ and a total security deposit of \$ \_\_\_\_\_.

**Each Roommate is responsible to pay any part of the rent, security deposit, and any other charges due under the lease not paid by the other Roommates, up to and including the entire amount.**

**3) PURPOSE OF THIS LEASE AGREEMENT**

It is understood that this Roommate Agreement shall in no way affect the Roommates' obligations to the Landlord under this Lease Agreement. **Its purpose is to define the obligations of the Roommates to each other. For this purpose, the Roommates agree as follows:**

**4) PAYMENT OF RENT**

Each Roommate agrees to promptly pay their share of the rent, the security deposit and any other charges due under the Lease Agreement.

**5) CHANGE OF ROOMMATES**

In the event any Roommate vacates the apartment during the term of the Lease Agreement, he or she will continue to pay their share of all amounts due until a replacement Roommate is found and approved by the Landlord and the other Roommates. It is understood that a replacement Roommate will not relieve the Roommate who is leaving from any outstanding obligations related to the Lease Agreement.

In the event any Roommate vacates the apartment during the term of the Lease, the Landlord will bill those Tenants remaining in the apartment, or the Replacement Roommate, if applicable, for their portion of the Security Deposit. The vacating Roommate will provide the Landlord with a stamped, self-addressed envelope which will be used to refund his or her portion, when the Security Deposit has been restored to the full amount required under the terms of the Lease. The Roommates hereby authorize the Landlord to make settlement of the Security Deposit only with those Roommates remaining at the termination of the Lease.

All replacement Roommates must be approved by the Landlord and the other Roommates before moving into the apartment and must co-sign the Lease Agreement and this Roommate Agreement.

**Any Roommate who is required to pay more than their share due to such a failure of another Roommate, may then bring legal action against the Roommate who failed to pay and may recover the amount paid in excess of their share, plus court costs and reasonable attorney and other legal fees.**

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_