

## Items to address in a shared housing contract

### Rent

- Set amount and damage deposit, should be very clear about what each tenant's financial rent and utility obligation is.
- Discount amount in exchange for household maintenance or other duties (driving, picking up groceries, lawn care etc.)
- Lease time frame & move-out responsibilities for tenants who move out once the lease expires & requirements for tenants who move out before the lease expires

### Utilities

- Heat, electricity, internet included or portion of bill
- Energy-conscious, agreement to keep the heat at a certain temperature, putting on a sweater if cold, having the heat down at night.

### Facilities

- Laundry and parking availability, additional cost?
- Kitchen facilities  
possible shared cooking/clean up arrangement
- Which part of the house is shared, including yard, shed, garage and/or deck  
Address privacy expectations

### Household chores

#### Inside

1. Common space cleaning, what, how often, who pays for cleaning products
2. Personal space incl. Bathroom

#### Outside

1. Mowing lawn
2. Leaves
3. Shoveling walks
4. Shared garage or shed space

### Other items to address and agree to in writing

- House guests
- Shared items (food, electronics, equipment)
- Smoking
- Pets
- Quiet time
- Drinking/drug use
- Security, windows and doors locked
- Conflict resolution

Parties agree to try to resolve their disputes in good faith using clear communication. If disputes continue to be unresolved, the Parties agree to consult a trusted third party. Or other agreed arrangement.