

Renting with a roommate

Know what you're getting into

If you're thinking of renting an apartment or house with a roommate or roommates, keep in mind that no matter how well you think it's going to work out, it is a common source of complaints to Student Legal Aid here at NMSU. In other words, it doesn't always work out.

Liability

A lease spells out the landlord's and tenants' agreement of what they will do. The tenants agree *both individually and jointly* to pay the rent and any other obligations. Any tenant can be held responsible for the entire rent if the other tenant(s) fail to pay. Likewise, you may lose your entire damage deposit if they cause damage before they leave.

If you're a renter, don't use forms that list you as the owner to ask someone to sign as your roommate. Everyone living in the unit needs to be on the lease as tenants, with the owner listed as the landlord. Don't expect the roommate to pay you back for their share if things don't work out.