

# The Real Estate Law Review on Students Moving Off Campus: Multiple Roommates

by Isaac Benmergui, Esq on August 21, 2014



Don't get me wrong: roommates are a normal thing in the rental space, especially for college students off campus. Sharing the bills helps tremendously, plus many properties are actually specifically suited to accommodate multiple roommates generally for that purpose. The demand is there: college students everywhere are looking for places to stay, so therefore you just might find many real estate properties with multiple rooms everywhere.

Careful with that. The landlord might be okay with roommates, but make sure *all* potential roommates end up on the lease agreement. Let's say you found the place, and you also find a roommate willing to share the cost. You certainly don't want to forget to ensure that roommate gets added onto the lease, or else legally that roommate technically wouldn't have to make any kind of payment toward the rent and utilities. Only *you* would be responsible for all the costs. Your roommate's simply living there.

This also presents issues with duration, additional roommates, and whatnot. What if your roommate's significant other wants to move in to the dwelling? What if your roommate wants to move out before the lease is up? What then?

Again, check the lease agreement. Look at the stipulation. Discuss it with your roommate. It can get a bit complicated, and you don't want to mess around with any real estate laws, but the bottom line is be sure to get this all straightened out *before* you sign on the dotted line. Planning ahead is a big deal in real estate and property law.

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