

FLATMATE AGREEMENT

(ENGLAND - 2026 EDITION)

Date: _____

The Parties: _____, _____, _____, and _____ (the "Flatmates").

I. RENT

The total monthly rent for the property is £ _____.

- **Division:** Rent shall be shared as follows:
 1. _____ pays £ _____.
 2. _____ pays £ _____.
 3. _____ pays £ _____.
 4. _____ pays £ _____.
- **Payment:** Each Flatmate shall pay their share to the [Landlord / Agent / Head Tenant] by the _____ of each month.
- **Bidding Wars:** In accordance with the Renters' Rights Act, no Flatmate shall invite or accept a rent contribution from a new co-occupant that exceeds the advertised or agreed proportional share of the total rent.

II. TERM

This Agreement commences on _____. In line with current English law, this agreement operates on a **periodic basis** alongside the main Tenancy Agreement.

III. SECURITY DEPOSIT

- **Total Deposit:** £ _____.
- **Contribution:** Each Flatmate pays £ _____.
- **Protection:** The deposit must be protected in a government-approved Tenancy Deposit Scheme (TDP).

IV. UTILITIES AND COUNCIL TAX

- **Utilities:** Shared [Equally / Proportionally to Rent / Included in Rent].
- **Council Tax:** All Flatmates are jointly responsible for ensuring the Council Tax is paid.

V. HOUSE RULES & PETS

- **Pets:** Flatmates acknowledge the right to request a pet under the Renters' Rights Act. Permission must be sought from the Landlord. Flatmates agree not to unreasonably withhold consent among themselves.
- **Smoking:** [Allowed / Not Allowed / Only in specified areas: _____].
- **Quiet Hours:** _____.

VI. MAINTENANCE

Each Flatmate shall keep their personal and shared spaces in a **tenant-like manner** and report any issues affecting the **Decent Homes Standard** to the Landlord immediately.

VII. SIGNATURES

_____ (Flatmate 1)

_____ (Flatmate 2)

_____ (Flatmate 3)

_____ (Flatmate 4)

This document is a general template for England and does not constitute legal advice. It is a private agreement between occupants and does not replace the main Tenancy Agreement with the Landlord. This model is for use in England only; it must not be used in Scotland, Wales, or Northern Ireland.