Advisory situation

Three students who intend to rent an apartment together meet in a cafe.

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1. Role: Student
2. Role: Student
3. Role: Student

Before making a final decision, they want to discuss important aspects.
They need to speak and agree on the following (and maybe other) points:

What requirements should the apartment meet? (Size, location, amenities, etc.)
Should there be private rooms and common areas?
How much money can they budget?
How should the payment of rent and utilities be organized?
How should the costs be divided?
Who will be in charge of contacting the landlord?
Regarding the Rental Agreement, should one person be the main tenant, or do everyone have equal rights?
Should rules be agreed upon? Which ones?
Can visitors be invited and stay overnight?

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