

ROOM RENTAL AGREEMENT

I. THE PARTIES. This Room Rental Agreement (this "Agreement") made this/...../..... [DATE] is between: (check those that apply)

- The principal tenant, _____ ("Principal Tenant")
- The Landlord _____ (Landlord)

and Tenant(s),

1. _____
2. _____
3. _____

This agreement defines the relationship between the Principal Tenant/ Landlord and Tenant(s) (collectively, the "Parties") in sharing the premises located at (the "Premises"):

II. THE PREMISES.

Mailing Address: _____ (Property mailing address)

Residence Type: Apartment House Condo Other:

Bedroom(s): ____ (# of bedrooms)

Bathroom(s): ____ (# of bathrooms)

Other amenities: (List of amenities)

The Premises is: (check one)

- Furnished with the following items: (Enter furnishings including appliances)

- Not furnished.

This Agreement grants the Tenant(s) access to:(Mark all that apply)

- 1 Bedroom and all Common Living Areas
- Just 1 Bedroom
- 1 Bedroom and Partial Access to Common Living Areas (Specify) _____
- Other (Explain) _____

III. TERMS OF LEASE. This lease will be valid from ___/___/___ (Start Date) to ___/___/___ (End Date). Upon the end date arrival, the Lease: (Check one)

- Will be immediately terminated
- Continues on a month-to-month basis

IV. PAYMENT TERMS

During the Lease Term, the Tenant shall be responsible for the following: (Check all that apply)

- Monthly Rent: \$..... due on the (.....) of each month.
- Security Deposit: \$..... due at signing of this Agreement for the faithful performance of the Tenant under the terms and conditions of this Agreement. Payment of the Security Deposit is required by the Tenant upon the execution of this Agreement. The Security Deposit shall be returned to the Tenant

within [...] days after the end of the Lease Term less any itemized deductions. This Security Deposit shall not be credited towards any Rent unless the Landlord gives their written consent.

Utilities: The rent: (Check one)

Does NOT include any utilities.

Includes _____ [Utilities] as part of each payment. The utilities not included in the rent will be shared by the Parties according to the following arrangement:

Damages: Each Tenant is responsible for any damage to the Premises caused by him or her including his or her guests. If there is damage that cannot be reasonably traced back to a particular Party, the cost of the damage will be shared equally by all the Parties.

Early Termination: A Tenant may terminate this Agreement before the end of the lease term if he or she gives _____ months notice and assists in finding a replacement Tenant.

Shared Costs: The Parties will evenly split all costs for items used by all the Parties and placed in common areas, unless otherwise agreed upon.

V. ADDITIONAL TERMS

1. Pets: Can pets be kept at the Premises: Yes No It is the duty of the owner to care and provide for the pet.

2. Chores / Household Duties: Chores and duties will be discussed on a (Check one) weekly monthly basis, and individual responsibilities will be agreed upon at those times. Each Party must complete his or her chores to the full extent in a timely fashion.

3. Cleanliness Expectations: Each Party will keep his or her bedroom and bathroom, as well as the Common Area, including the grounds and all appliances, fixtures and furnishings, in clean, sanitary and good condition and repair. Each Party will maintain the cleanliness and neatness of the Common Area and share in the responsibility of cleaning the Common Area.

4. Smoking and Alcohol Use: The Parties are: (Check one)

NOT allowed to smoke on the property

Allowed to smoke in the following areas: _____

Drinking alcohol is: (Check one)

NOT allowed on the property

Allowed (between _____:_____ AM/PM to _____:_____ AM/PM)

The Parties are responsible for maintaining reasonable standards of behavior and level of noise.

5. Move in inspection. Before, at the time of the Tenant accepting possession, or shortly thereafter, the Landlord and Tenant must agree to inspect the Premises for any present damages or needed repairs.

6. Access. Upon the start of the Lease Term the Landlord agrees to give access to the Tenant in the form of keys, fobs, cards, or any type of keyless security entry as needed to enter the common areas and the Premises. Duplicate copies of the access provided may only be authorized under the consent of the Landlord and, if any replacements are needed, the Landlord may provide with or without a fee. At the end of this Agreement all access provided to the Tenant shall be returned to the Landlord.

7. Retaliation. The Landlord is prohibited from making any type of retaliatory acts against the Tenant including but not limited to restricting access to the Premises, decreasing or canceling services or utilities, failure to repair appliances or fixtures, or any other act of similar nature that could be considered unjustified.

8. Termination II. The Landlord has the right to terminate this Agreement in case the Tenant violates the Terms and Conditions of the same, if major damage is done by the Tenants, in case of illegal activity/serious case of social misconduct and for lack of payment of due rent longer than [amount of time]. The Landlord will always go through the pertinent legal channels when necessary to enforce the termination of the Agreement under these circumstances and to receive retribution for damages or due monies. Race, gender, nationality, sexual preference DO NOT constitute reasons for termination of this Agreement.

14. Special Considerations.

Landlord's Signature: _____

Tenant's Signature: _____