ROOM RENTAL AGREEMENT

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This Room Rental Agreement (“Agreement”) is made and entered into on this \_\_\_ day of \_\_\_\_\_\_\_\_\_\_, 20\_\_\_, by and between:

# Landlord:

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# Tenant:

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Current Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Together referred to as the “Parties.”

# 1. Premises

The Landlord agrees to rent to the Tenant a room located at the following address:  
Property Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the “Premises”)

The rented space consists of:  
- One private room  
- Shared access to common areas: [ ] Kitchen [ ] Bathroom [ ] Living Room [ ] Laundry Room [ ] Other: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# 2. Term

The rental term shall begin on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_ and:  
☐ continue on a month-to-month basis.  
☐ be a fixed-term lease ending on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_  
  
If either party wishes to terminate the agreement, a written notice of at least thirty (30) days must be provided unless otherwise stated by law.

# 3. Rent

The Tenant agrees to pay monthly rent of $\_\_\_\_\_\_\_\_\_, payable on the \_\_\_ day of each month.  
Rent shall be paid to the Landlord at:  
☐ The address listed above  
☐ The following method/location: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
  
A late fee of $\_\_\_\_\_\_\_\_\_ will apply if rent is not received by the \_\_\_ day of the month.

# 4. Security Deposit

The Tenant shall pay a security deposit of $\_\_\_\_\_\_\_\_\_ upon signing this Agreement. This deposit will be held to cover any damages beyond normal wear and tear or unpaid rent. The deposit will be returned within \_\_\_ days after the Tenant vacates the premises, minus any applicable deductions.

# 5. Utilities and Services

Utilities and services will be handled as follows:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Utility/Service | Landlord Pays | Tenant Pays | Shared | Not Applicable |
| Electricity | ☐ | ☐ | ☐ | ☐ |
| Water/Sewer | ☐ | ☐ | ☐ | ☐ |
| Gas | ☐ | ☐ | ☐ | ☐ |
| Internet | ☐ | ☐ | ☐ | ☐ |
| Trash Collection | ☐ | ☐ | ☐ | ☐ |
| Other: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | ☐ | ☐ | ☐ | ☐ |

# 6. House Rules

Tenant agrees to abide by the following house rules:  
- Quiet hours: From \_\_\_ PM to \_\_\_ AM  
- No smoking: ☐ Allowed ☐ Not Allowed  
- Guests: ☐ Allowed with notice ☐ Not allowed ☐ Maximum stay: \_\_\_ nights/month  
- Pets: ☐ Allowed ☐ Not Allowed  
- Cleanliness: Tenant is responsible for maintaining the cleanliness of their room and participating in shared area cleaning.  
  
Additional rules: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# 7. Maintenance and Repairs

Tenant must promptly notify Landlord of any needed repairs. The Landlord is responsible for major repairs unless damage was caused by the Tenant’s negligence or misconduct.

# 8. Entry

The Landlord has the right to enter the rented room for inspections, repairs, or emergencies, with at least 24 hours’ notice unless otherwise required by law.

# 9. Termination

Upon termination of this Agreement, the Tenant agrees to:  
- Vacate the room by the end of the lease term or notice period  
- Remove all personal property  
- Return keys and access devices  
- Leave the room and common areas in clean condition

# 10. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

# 11. Entire Agreement

This Agreement represents the entire agreement between the Parties. Any amendments must be in writing and signed by both Parties.

Landlord’s Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant’s Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_