

State of _____

ROOM RENTAL AGREEMENT

This Room Rental Agreement (this "Agreement") is made this _____ day of _____, 20_____, by and between the principal tenant, _____ ("Principal Tenant"), and tenant(s) listed below ("Tenant"). Each Principal Tenant and Tenant may be referred to individually as a "Party" and collectively as the "Parties."

Premises: The premises leased is a room, with a shared private bathroom, located at _____ [Address] (the "Premises"):

Name of tenant	Monthly rent amount	Security deposit amount	Description of the room rented
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

The Premises includes access to and use of all common living areas which include the following (the "Common Area"): (Check all that apply)

- Living room
- Kitchen
- Dining room
- Bathroom
- Laundry room
- Basement
- Other: _____

Agreement to Lease: Principal Tenant agrees to lease to Tenant and Tenant agrees to lease from Principal Tenant, according to the terms and conditions set forth herein, the Premises.

Term of Lease: The Agreement will be for a term beginning on _____, 20_____, and [ending on _____, 20_____] / continuing month-to-month until either Party terminates this Agreement by providing the other Party with proper written notice of termination.

Rent: The rent is due on the _____ day of each month to the Principal Tenant. Each Tenant will pay the rent to the Principal Tenant on or before the due date. If a Tenant does not pay the rent by the due date, Principal Tenant will _____ [charge a set late fee of \$_____/charge a late fee of \$_____ for each day the rent is late/other].

Security Deposit: The total security deposit under the Lease Agreement between Principal Tenant and landlord is \$_____. Each Tenant is responsible for his or her share of the security deposit as described above, and will receive his or her share of the security deposit minus any amount applied by the landlord after the termination of the Lease Agreement.

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:

- **Electricity** - Name on Bill: _____
 Payment Method: (Check one) Evenly split Rotating
- **Water** - Name on Bill: _____
 Payment Method: (Check one) Evenly split Rotating
- **Gas** - Name on Bill: _____
 Payment Method: (Check one) Evenly split Rotating
- **Heat** - Name on Bill: _____
 Payment Method: (Check one) Evenly split Rotating
- **Garbage Removal** - Name on Bill: _____
 Payment Method: (Check one) Evenly split Rotating
- **Internet** - Name on Bill: _____
 Payment Method: (Check one) Evenly split Rotating
- **Phone** - Name on Bill: _____
 Payment Method: (Check one) Evenly split Rotating
- **Cable** - Name on Bill: _____
 Payment Method: (Check one) Evenly split Rotating

Parking:

Parking is not included with the Premises.

The Tenant is entitled to park their vehicles on the Premises per the following instructions:

-
- Tenant: _____; Vehicle: _____; Parking Spot: _____
 - Tenant: _____; Vehicle: _____; Parking Spot: _____
 - Tenant: _____; Vehicle: _____; Parking Spot: _____
 - Tenant: _____; Vehicle: _____; Parking Spot: _____
 - Tenant: _____; Vehicle: _____; Parking Spot: _____

Legal Considerations:

- **Will the Tenants purchase Renters Insurance:** Yes No
Insurance Company: _____
Signer: _____
Signer: _____
Signer: _____
Signer: _____
Monthly Rate: \$ _____ per month
- **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 _____ month(s) notice and assists in finding a replacement Tenant.
- **Shared Costs:** The Parties will evenly split all costs for items used by all Parties and placed in the Common Area, unless otherwise agreed upon.
- **Shared Property:** All shared property will be paid for evenly by the Parties, unless otherwise agreed upon. At the end of the lease term or when the Parties terminate this Agreement, shared property will be split between the Parties, or a Party may purchase shared property from the other Parties.

Behavioral Stipulations:

- **Pets:**

Tenant is NOT allowed to have or keep any pets, even temporarily, on any part of the Premises.

Tenant is allowed to have the following pets on the Premises: _____

Pet Name: _____; Type: _____; Owner: _____

Pet Name: _____; Type: _____; Owner: _____

Pet Name: _____; Type: _____; Owner: _____

It is the duty of the pet owner to care and provide for the pet.

- **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.
- **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.
- **Overnight Guests:** Guests are allowed: (Check one) Yes No Only if previously discussed.
- **Noise Level / Quiet Hours:** The Parties are expected to keep noise down to a reasonable level during the day. Between _____: _____ AM/PM to _____: _____ AM/PM, noise should be kept to a minimum.
- **Parties / Entertaining:** Each Party may have up to _____ friends over at a time. Any more than this amount should be discussed with all Parties at least _____ day(s) prior. Large gatherings and events must be agreed upon by all the Parties and planned at least _____ day(s) prior.
- **Smoking and Alcohol Use:** The Parties are: (Check one)
 - NOT allowed to smoke on the premises
 - Allowed to smoke in the following areas: _____

Drinking alcohol is: (Check one)

NOT allowed on the premises



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

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

Additional Terms:

- **Illegal or Dangerous Activity:** In the event a Party is engaged in any illegal activity or any activity that jeopardizes the health, safety, and welfare of any other person or is likely to result in damage to property, such activity shall be a breach of this Agreement and such Party shall, promptly upon request of the other Party, vacate the Premises.
- **Severability:** If any provision of this Agreement is held to be invalid or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement.
- **Governing Law:** The terms of this Agreement shall be governed by and construed in accordance with the laws of the State of _____, not including its conflicts of law provisions.
- **Entire Agreement:** This Agreement contains the entire understanding between the Parties and supersedes and cancels all prior agreements of the parties, whether oral or written, with respect to such subject matter.
- **Amendments:** This Agreement may be amended or modified only by a written agreement signed by all Parties.
- **Additional Provisions:** _____.

_____ Principal Tenant Full Name	_____ Principal Tenant Signature	_____ Date
_____ Tenant Full Name	_____ Tenant Signature	_____ Date
_____ Tenant Full Name	_____ Tenant Signature	_____ Date
_____ Tenant Full Name	_____ Tenant Signature	_____ Date
_____ Tenant Full Name	_____ Tenant Signature	_____ Date
_____ Tenant Full Name	_____ Tenant Signature	_____ Date

