

ROOM RENTAL AGREEMENT

This Room Rental Agreement ("Agreement") is made on [date] between:

Landlord: [full legal name of the owner or main leaseholder], of [mailing address] ("Landlord"), and

Tenant: [Tenant's full legal name] ("Tenant").

1. The Room and the Home

Landlord rents to Tenant the following room: [describe the room, e.g. "the second-floor bedroom at the back of the house"] (the "Room"), in the home at [street address, city, state, ZIP] (the "Home"). The Room is rented ☐ furnished, with the items listed in the attached inventory ☐ unfurnished.

2. Private and Shared Areas

Tenant has sole use of the Room and [e.g. the attached bathroom, or "no other areas"].

Tenant may share use of these areas with the other residents: [e.g. kitchen, living room, laundry, backyard].

These areas are off-limits to Tenant: [e.g. Landlord's bedroom and office, garage, or "None"].

3. Term

☐ Month to month, starting on [start date], and continuing until either party ends it under Section 12.

☐ Fixed term, starting on [start date] and ending on [end date]. If Tenant stays after the end date with Landlord's consent, the arrangement continues month to month on the same terms.

4. Rent

Tenant will pay rent of [\$ amount] per month, due on the [day] day of each month, by [payment method] to [payee]. If rent is more than [number] days late, Tenant will pay a late fee of [\$ amount], if permitted by law.

5. Utilities

☐ Utilities, including [electricity, gas, water, trash, internet], are included in the rent.

☐ Tenant will pay [percentage or \$ amount] of the following utility bills within [number] days of receiving a copy of each bill: [list utilities].

6. Security Deposit

Tenant will pay a security deposit of [\$ amount] on or before [date]. After Tenant moves out and returns the keys, Landlord will return the deposit, minus lawful deductions for unpaid rent, unpaid utilities owed under this Agreement, or damage beyond normal wear and tear, with an itemized list of deductions, within the time required by state law.

7. House Rules

Tenant agrees to the following rules, which also apply to Landlord and other residents where relevant:

- Quiet hours: [e.g. 10 p.m. to 7 a.m.]
- Overnight guests: up to [number] nights per week, and no guest may stay more than [number] consecutive nights without Landlord's agreement.
- Cleaning: Tenant keeps the Room clean and cleans up after using shared areas. [Any rotation or specific duties.]
- Kitchen and food: [e.g. assigned fridge shelf and cupboard].
- Smoking and vaping: ☐ Not allowed anywhere on the property ☐ Allowed only [where].
- Pets: ☐ Not allowed ☐ Allowed: [type and number].
- Parking: [space assigned, street only, or "None"].
- Other: [any other rule].

8. Use of the Room

Tenant will use the Room only as a private residence for Tenant alone, unless Landlord agrees in writing to another occupant. Tenant will not sublet the Room or run a business that brings customers to the Home without Landlord's written consent.

9. Maintenance and Damage

Tenant will take reasonable care of the Room, furnishings and shared areas, and will promptly tell Landlord about any damage or needed repair. Tenant will pay for damage caused by Tenant or Tenant's guests beyond normal wear and tear. Landlord will keep the Home safe and habitable as required by law and make needed repairs within a reasonable time.

10. Privacy and Entry

The Room is Tenant's private space. Landlord will enter the Room only after giving at least [number] hours' notice, or any longer notice required by law, for inspection or repairs, or without notice in an emergency.

11. Keys

Landlord will give Tenant [number] key(s) to the Home and [number] to the Room. Tenant will not copy keys or change locks without Landlord's consent, and will return all keys when moving out.

12. Ending the Agreement

For a month-to-month arrangement, either party may end this Agreement by giving the other at least [number] days' written notice, or any longer notice required by law. For a fixed term, the Agreement ends on the end date, and it may end early only if both parties agree in writing or as allowed by law. Landlord may remove Tenant only by following the procedures required by state and local law.

When Tenant moves out, Tenant will remove all belongings, leave the Room clean, and return all keys.

13. Lead-Based Paint Disclosure

- ☐ The Home was built in 1978 or later.
- ☐ The Home was built before 1978, and a signed lead-based paint disclosure form and the EPA pamphlet "Protect Your Family From Lead in Your Home" are attached.

14. Notices

Notices must be in writing and delivered by hand, by text or email to the contacts below, or by mail, unless the law requires a specific method for a particular notice.

- Landlord: [phone, email, address]
- Tenant: [phone, email]

15. General Terms

Entire agreement. This Agreement and its attachments are the entire agreement between the parties about the Room.

Amendments. Any change must be in writing and signed by both parties.

Governing law. This Agreement is governed by the laws of the State of [State].

Severability. If any part of this Agreement is found invalid, the rest stays in effect.

Counterparts and electronic signatures. The parties agree this agreement may be signed electronically and in counterparts, and an electronic signature has the same effect as a handwritten one.

Signatures

Landlord

Signature: _____

Name: [full name]

Date: [date]

Tenant

Signature: _____

Name: [full name]

Date: [date]