**ROOM RENTAL AGREEMENT**

This is a legally binding agreement. It is intended to promote household harmony by clarifying the expectations and responsibilities of the homeowner or principal tenant (landlord) and tenant when they share the same home. All parties shall receive a copy of this document.

**Rental Unit Located at**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**Parties**

 Landlord/Principal Tenant (circle) Tenant

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 **(Name) (Name)**

**Terms**

Length of Agreement: One year lease (unless terminated prior)

**Rent**

$­­­­­­­­­­­­­­­­­­­­­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_, payable monthly on the \_\_\_\_\_\_\_\_ day of the month, made payable to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Rent

🞏does

🞏does not include utilities. If it does not, utility bills will be appropriated as follows:

🞏 Gas/Electricity: Tenant pays \_\_\_\_\_\_\_\_\_\_% of monthly bill

🞏 Water/Garbage: Tenant pays \_\_\_\_\_\_\_\_\_\_% of monthly bill

🞏 Phone: Tenant pays \_\_\_\_\_\_\_\_\_\_% of monthly bill plus personal long-distance calls.

**Deposits**

Last month’s rent: Paid on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Amount $\_\_\_\_\_\_\_\_\_\_\_\_

Security Deposit: Paid on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Amount $\_\_\_\_\_\_\_\_\_\_\_\_

The security deposit may be used for the purpose of repairing damage for which the tenant is responsible (beyond normal wear and tear), cleaning, or paying unpaid rent or utilities. The Owner and the Renter shall conduct a pre-move out inspection of the rental BEFORE the Renter moves out at which time the Owner shall inform the Renter of needed repairs. The Renter shall have the right to make any repairs identified at the pre-move out inspection at his or her expense before the move out date without deduction from the security deposit. Within three weeks after the Tenant moves out, the Owner shall return the deposit to the Renter with accrued interest, if any, less any deductions the owner is entitled to under this agreement. If any deductions are made, the owner shall provide the Renter with a written itemized statement of expenses and receipts for cleaning or repairs for which deductions were made from the deposit.

**Quiet Enjoyment**

Landlord covenants that on paying the rent and performing the covenants herein contained, the Tenant shall peacefully and quietly have, hold, and enjoy the premises for the agreed term.

**Condition of the Premises**

Tenant stipulates that he has examined the premises, including the grounds and all of the buildings and improvements and that they are, at the time of this lease, in good order, repair, and a safe, clean, tenantable condition.

**Notice**

Either party may, with 60 days written notice to the other party, terminate this Agreement.

This Agreement is entered into this \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 **Landlord/Principal Tenant Name Tenant**