**RENTAL AGREEMENT FOR A ROOM IN A PRIVATE HOME**

This Agreement is between\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Property Provider) and

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Tenant) for the rental of a room located at\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. The monthly rent is $\_\_\_\_\_\_\_\_\_\_\_\_\_, payable on the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ day of every month.

A security deposit of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_, including Last Month’s Rent (Yes/No), paid on\_\_\_\_\_\_\_\_\_\_\_\_ (date), shall be refunded by Property Provider within 21 days following Tenant’s move-out, less any appropriate and reasonable charges for cleaning and/or for damages caused by Tenant and/or Tenant’s guests.

With 30 days written notice to Tenant, Property Provider may raise the rent, alter the terms of the agreement, or terminate the tenancy; 60 days written notice will be given to terminate the tenancy if Tenant has resided on the premises for at least one (1) year. Conversely, the Tenant MUST give Property Provider 30 days written notice of intent to quit the premises.

Property Provider agrees to provide the following:

|  |  |  |
| --- | --- | --- |
| Electricity | Gas | DSL/Internet Service |
| Trash Removal | Water | Other \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| Cable TV | Gardener | Other \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

Property Provider and Tenant agree to honor the following House Rules and anyadditional written Rules attached:

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

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

Room Maintenance and Privacy:Tenant shall maintain room in a safe, clean, and sanitary condition. Other than inemergency situations, Property Provider may enter room to initiate repairs only after giving Tenant 24-hour advance written notice.

In case of emergency, Tenant authorizes Property Provider to contact:

Name/Relationship: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone: \_\_\_\_\_\_\_\_\_\_

Name/Relationship: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone: \_\_\_\_\_\_\_\_\_\_

By initialing as provided, Tenant acknowledges the receipt of the following documents (copies of which are attached hereto) and are incorporated herein by reference:

\_\_\_\_\_\_ House Rules \_\_\_\_\_\_ Megan’s Law

\_\_\_\_\_\_ Inventory & Condition Report \_\_\_\_\_\_ Furniture Inventory & Condition Report

\_\_\_\_\_\_ Repair / Replacement Agreement \_\_\_\_\_\_ Lead Paint Disclosure

\_\_\_\_\_\_ Maintenance Request Form \_\_\_\_\_\_ Inventory of Personal Property

\_\_\_\_\_\_ Other: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_ Other: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The undersigned have read the foregoing Lease prior to execution & acknowledge receipt of a copy.

Dated this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, of the year \_\_\_\_\_\_\_\_\_\_

**Tenant(s) Signature(s):**

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

1st Tenant Date

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

2nd Tenant Date

**Property Provider’s Signature:**

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

Full Name Date