

Room Rental Agreement

I. Names of All Parties. This room rental agreement is made on _____ by and between:

Tenant: _____

Landlord: _____

II. Property Details

Street Address: _____

City: _____

State: _____

Zip Code: _____

of Bedrooms: _____

of Bathrooms: _____

Common Areas: _____

Private Areas: _____

Description of the Specific Room Being Rented:

III. Term of Room Rental Agreement

This agreement shall be considered a (check one):

Fixed lease starting on insert date and ending on insert date

Month-to-month lease starting on insert date and ending upon notice of insert number days from one party to the other

IV. Rent

The renter will pay \$ _____ on the (check one):

_____ of each week

_____ of each month

Other: _____

The renter will pay rent to the landlord in the following manner each month (check one):

Cash

Check

Automatic Deposit

Payment App: _____

If rent is not paid by the renter to the landlord on the agreed-upon due date (check one):

A late fee of: \$ _____ will be applied
after rent is more than insert number day(s) late.

A late fee is calculated as (check one):

A one-time penalty for each occurrence

Each day rent is late

No late fee of any kind shall be applied to rent paid past the agreed-upon due date.

V. Security Deposit

A security deposit is (check one):

Not required

Required in the amount equal to (check one):

One month's rent

Two months' rent

Other: _____

The security deposit will be held by the landlord for the assurance that the renter(s) will abide by the terms and conditions of this agreement. Payment of the security deposit is due upon signing of this agreement and will not be credited toward any month's rent.

The security deposit will be returned to the renter(s) within insert number days after the end of the term, less any itemized deductions which will be shared with the renter. The renter is responsible for providing the landlord with their forwarding address upon move-out.

VI. Renters Insurance

The renter is (check one):

Required to purchase renters insurance for the duration of the room rental agreement

Not required to purchase renter's insurance

VII. Utilities

The monthly rent (choose one):

Does not include utilities. The renter agrees to pay the following in addition to the monthly rent:

Gas/Oil/Propane

Shared equally

Amount: _____

Water/Sewer

Shared equally

Amount: _____

Electricity

Shared equally

Amount: _____

Garbage/Trash Removal

Shared equally

Amount: _____

Cable

Shared equally

Amount: _____

Internet

Shared equally

Amount: _____

Other

Shared equally

Amount: _____

Other

Shared equally

Amount: _____

Other

Shared equally

Amount: _____

Does include utilities.

VIII. Owner's Entry

The renter is expected to keep their room safe, sanitary and clean. The landlord may enter the room for an inspection with _____ hours' notice.

IX. Parking

The renter (check one):

Is granted one parking space as follows: _____

The parking space is included in the monthly rent.

The parking space is an additional fee of: \$ _____
to be added to the monthly rent

Is not granted a parking space.

X. Smoking, Alcohol and Drugs

The renter agrees to the following provisions regarding smoking, alcohol and drugs:

No smoking

Smoking is allowed in: _____

No vaping

Vaping is allowed in: _____

No alcohol

Alcohol is allowed in: _____

No illegal drugs are allowed on the premises.

XI. Overnight Guests

The renter is (check one):

Allowed overnight guests with the following provisions:

Not allowed overnight guests

XII. Subleasing

The renter is (check one):

Allowed to sublease to another tenant with the following provisions:

Not allowed to sublease to another tenant

XIII. Use of Common Areas

The renter is granted access to the following common areas with the accompanying provisions:

Kitchen: _____

Living Room: _____

Dining Room: _____

Basement: _____

Other: _____

XIV. Pets

The renter is (check one):

Allowed to have a pet with the following provisions:

The renter must pay a one-time pet deposit of: \$ _____ This fee is:

Refundable with the security deposit

Non-refundable

The renter is not required to pay a one-time pet deposit.

The renter must pay a monthly pet fee of: \$ _____
to be added to the monthly rent total.

Not allowed to have a pet.

XV. Governing Law

This agreement shall be governed under the laws in the state: _____

XVI. Other Provisions

Insert additional provisions here, such as established quiet hours, restrictions on personal possessions (e.g., water beds):

XVII. Signatures

This agreement contains all the terms and conditions related to the room rental agreement. By signing, all parties agree to the terms and conditions, which apply until the end of the established term.

Landlord Signature: _____ Date: _____

Printed Name: _____

Tenant Signature: _____ Date: _____

Printed Name: _____

Tenant Signature: _____ Date: _____

Printed Name: _____