

ROOM RENTAL AGREEMENT

I. Parties

This Room Rental agreement (hereinafter referred to as the “Agreement”) is made this **[Date]** between the following parties:

Landlord/Head Tenant: **[Landlord Name/Head Tenant Name]** (hereinafter referred to as “the Landlord”/“Head Tenant”).

Tenant(s): **[Tenant(s) Name(s)]** (hereinafter referred to as “the Tenant(s)”).

The Tenant(s) hereby agree(s) to lease the Premises from the **[Landlord/Head Tenant]** under the terms stated in the following provisions.

II. Property

The **[Landlord/Head Tenant]** hereby leases to the Tenant(s) the room(s) in the Property located at the following address:

[Property Address]

III. Use of Property

This Agreement authorizes the Tenant(s) to use the Premises only for residential purposes. The Tenant(s) hereby acknowledge(s) that the use of the premises will be limited to the following areas:

Bedrooms: ____ Bathrooms: ____

Common Areas: _____

Private Areas: _____

Any other use of the premises will not be permitted without authorization from the Owner or **[Landlord/Head Tenant]**.

IV. Lease Term

The Tenant(s) shall be allowed to occupy the Premises from **[Start Date]** to **[End Date]**.

At the end of the lease term, the Tenant(s) shall do any of the following: (Please check one)

☐ The Tenant(s) can continue to lease the Premises under the same terms and conditions.

☐ The Tenant(s) can continue to lease the Premises under the following conditions:

☐ The Tenant(s) shall vacate the Premises.

V. Specific Rooms

☐ The Tenant(s) shall occupy specific bedrooms.

Name or designation of the room(s):

☐ The Tenant(s) will have shared bedrooms.

VI. Rent and Payment

☐ The Tenant(s) agree(s) to pay the **[Landlord/Head Tenant]** a **[MONTHLY/WEEKLY]** rent of \$ **[Rent Amount]**.

☐ The Roommate(s) shall pay rent in a different manner in accordance with the following terms:

Rent payments may be made through the following payment methods:

- ☐ Cash
- ☐ Money Order
- ☐ Personal Check
- ☐ Certified Check
- ☐ Wire Transfer

VII. Late Fees

If the Tenant(s) fail(s) to pay the rent in full by [Date] of every [month/week], the Tenant(s) will be charged a fee of \$ [Fee Amount].

VIII. Security Deposit and Return of Security Deposit

- ☐ The Tenant(s) shall pay the amount stated below as Security Deposit for any damages caused to the Premises during the duration of the present Agreement. The Security Deposit is required from the Tenant(s) upon the execution of this Agreement.

The [Landlord/Head Tenant] shall refund the Tenant(s) the entirety of the Security Deposit within [Amount of Days] days after the termination of this Agreement, less any funds retained by the [Landlord/Head Tenant] for any damages caused by the Tenant(s) to the Premises.

The Security Deposit shall be paid in the following manner:

_____ [Tenant name]	\$ _____ [Deposit Amount]
_____ [Tenant name]	\$ _____ [Deposit Amount]
_____ [Tenant name]	\$ _____ [Deposit Amount]

- ☐ A Security Deposit shall not be retained.

IX. Additional Provisions

X. Utilities

The [Landlord/Head Tenant] and the Tenant(s) agree that the utilities will be paid in the manner that follows below:

- ☐ The Tenant(s) agree(s) to pay for all utilities and other services required to use the property during the continuance of this Agreement.
- ☐ The Tenant(s) agrees() to pay for all utilities and other services required to use the property during the continuance of this Agreement, except for the following utilities which shall be paid by the **[Landlord/Head Tenant]**:

[Insert Utilities Paid by the Landlord/Head Tenant].

XI. Furnishings

The Leased Premises contains the following property furnishings:

[List all of the property furnishings]

XII. Governing Law

This Agreement shall be governed, construed, and interpreted under the laws of the State of **[Name of State]**.

XIII. Signatures

IN WITNESS THEREOF, the Parties have caused this Agreement to be executed on the _____ day of _____, 20_____.

[Landlord/Head Tenant]'s Signature: _____

Date: _____

Printed Name: _____

Tenant's #1 Signature: _____

Tenant's #2 Signature: _____

Date: _____

Date: _____

Printed Name: _____

Printed Name: _____