

ROOM RENTAL AGREEMENT

ROOMMATE / SHARED-HOUSING OCCUPANCY AGREEMENT

AGREEMENT NO.

START DATE

This Agreement governs occupancy of a private room and use of shared areas in the residence identified below.

1 THE PARTIES

OWNER / MASTER TENANT

FULL LEGAL NAME / ENTITY

ADDRESS

CITY

STATE

ZIP

PHONE

EMAIL

ROOM OCCUPANT

FULL LEGAL NAME / ENTITY

ADDRESS

CITY

STATE

ZIP

PHONE

EMAIL

2 ROOM, RESIDENCE & OCCUPANCY

The Occupant has exclusive use of the stated room and nonexclusive use of selected shared areas.

RESIDENCE ADDRESS

PRIVATE ROOM / LOCATION

OWNER / MASTER-TENANT / OTHER

- ☐ Kitchen
- ☐ Living area
- ☐ Bathroom
- ☐ Laundry
- ☐ Yard / balcony
- ☐ Parking / storage

OTHER RESIDENTS / AUTHORIZED OCCUPANTS

3 TERM & PAYMENT

Occupancy and payment terms are stated below. Any termination or rent change remains subject to governing law and the provider's authority under a master lease.

Term:

☐ Fixed term

☐ Month to month

START DATE

END DATE

MONTHLY RENT (\$)

DUE DAY

SECURITY DEPOSIT (\$)

LAWFUL LATE FEE

4 SHARED EXPENSES

Residents shall pay allocated household expenses as stated.

ELECTRIC SHARE

GAS SHARE

WATER SHARE

INTERNET SHARE

HOUSEHOLD SUPPLIES / OTHER SHARED COSTS

5 HOUSE RULES & SHARED SPACES

The Occupant shall respect privacy, security, quiet enjoyment, sanitation, and agreed schedules for shared spaces.

QUIET HOURS / GUEST AND OVERNIGHT-GUEST RULES

CLEANING / FOOD / LAUNDRY / BATHROOM ARRANGEMENTS

PETS / SMOKING / ALCOHOL / PARKING RULES

6 CONDITION, KEYS & PROPERTY

The Occupant shall keep the room and shared areas reasonably clean, report damage, return keys, and pay for damage caused beyond ordinary wear.

MOVE-IN CONDITION / FURNISHINGS / KEYS

7 AUTHORITY, DEFAULT & GOVERNING LAW

The Housing Provider represents that the room may lawfully be offered. No term authorizes prohibited self-help removal. Notice, eviction, deposit, privacy, and habitability rules of the property jurisdiction control.

STATE / CITY / COUNTY

TERMINATION / RENT-CHANGE NOTICE PERIODS

8 GENERAL TERMS

This Agreement and its attached addenda are the entire agreement. A change must be in a writing signed by the parties. If a provision is unenforceable, the remainder survives. Waiver of one breach is not a waiver of another. Notices must be written and delivered by a method allowed by governing law. Electronic signatures and counterparts are permitted to the extent allowed by law.

9 LEAD-BASED PAINT DISCLOSURE (complete for pre-1978 housing)

LEAD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Construction date:

☐ Before 1978 ☐ 1978 or later ☐ Unknown

Landlord's knowledge of lead hazards:

☐ Known hazards disclosed below ☐ No known lead hazards

KNOWN LEAD-BASED PAINT / HAZARDS (LOCATION AND CONDITION)

Records and reports:

☐ Provided to Tenant ☐ No records or reports available

RECORDS / REPORTS PROVIDED

- ☐ Tenant acknowledges receipt of all listed information and records.
- ☐ Tenant acknowledges receipt of the EPA pamphlet Protect Your Family From Lead in Your Home.
- ☐ Agent, if any, has informed Landlord of the landlord's federal disclosure duties and is aware of the duty to ensure compliance.
- ☐ The parties certify that the information above is true and complete to the best of their knowledge.

LANDLORD SIGNATURE

PRINT NAME

DATE

TENANT SIGNATURE

PRINT NAME

DATE

10 ADDITIONAL TERMS

The parties may state additional agreed terms below. Any handwritten change should be initialed by all parties.

ADDITIONAL TERMS / SPECIAL PROVISIONS

11 SIGNATURES (execute where indicated)

By signing below, each party acknowledges that they have read and understood this Agreement and agree to be bound by all of its terms as of the Effective Date.

OWNER / MASTER TENANT SIGNATURE

PRINT NAME

DATE

ROOM OCCUPANT SIGNATURE

PRINT NAME

DATE