

# 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

\_\_\_\_\_

Address

## Parties

Landlord/Principal Tenant (circle)

Tenant

\_\_\_\_\_

(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