

LODGER AGREEMENT

Location: _____ Agreement Date: _____

Lodger Information:

Full Name: _____

Government ID / Driver License No.: _____

Current Address: _____

Phone/Email: _____

Landlord Information:

Full Name / Entity: _____

Contact Information: _____

Premises Address:

Term of Lodging:

Start Date: _____ End Date (if any): _____

Rent and Payment Terms:

Monthly Rent Amount: _____ USD

Payment Method and Due Date: _____

Security Deposit:

Amount: _____ USD

Deposit Terms and Conditions: _____

1. Agreement to Lodge

The Landlord agrees to provide lodging to the Lodger under the terms set forth in this Agreement, and the Lodger agrees to abide by such terms and all house rules instituted by the Landlord.

2. Use of Premises

The Lodger shall use the premises solely for residential lodging purposes and shall not engage in any illegal activity on the premises. The Lodger shall not assign or sublet the lodging without prior written consent from the Landlord.

3. Rent and Payment

The Lodger agrees to pay the Monthly Rent Amount to the Landlord according to the Payment Method and Due Date specified herein. Failure to pay rent timely shall constitute a breach of this Agreement.

4. Security Deposit

The Security Deposit shall be held by the Landlord as security for any damages or unpaid rent. The Deposit shall be returned to the Lodger within a reasonable time after termination of this Agreement, less any lawful deductions.

5. Term and Termination

This Agreement shall commence on the Start Date and, if applicable, end on the End Date. Either party may terminate this Agreement according to applicable law and upon providing proper notice.

6. Maintenance and Repairs

The Lodger shall keep the premises clean and notify the Landlord promptly of any damage or needed repairs. The Landlord shall maintain the premises in a habitable condition.

7. Rules and Conduct

The Lodger agrees to comply with all house rules provided by the Landlord, including those related to noise, guests, pets, smoking, and use of common areas.

8. Liability and Insurance

The Landlord is not liable for the Lodger's personal belongings. The Lodger is encouraged to obtain renters insurance for personal property and liability.

9. Access to Premises

The Landlord may enter the premises for inspection, maintenance, or emergencies, providing reasonable notice to the Lodger as required by law.

10. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the United States and the applicable state laws where the premises are located.

11. Dispute Resolution

In the event of any dispute arising under this Agreement, the parties agree to seek resolution through mediation or other agreed-upon alternative dispute resolution methods before pursuing litigation.

12. Entire Agreement

This Agreement contains the entire understanding between the parties and supersedes all prior agreements or understandings, oral or written.

13. Amendments

Any amendments or modifications to this Agreement must be in writing and signed by both parties to be effective.

14. Severability

If any provision of this Agreement is found to be unenforceable, the remaining provisions shall remain in full force and effect.

15. Notices

All notices under this Agreement shall be in writing and deemed given when delivered personally, sent by certified mail, or by any other method permitted by law to the addresses provided by the parties.

16. Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original, and may be signed electronically or by pdf, without affecting its enforceability.

LODGERS'S SIGNATURE

LANDLORD'S SIGNATURE

Signature: _____

Signature: _____

Original source of this document:

<https://docs-realestate.com/lodger-agreement-template/>

Did you find this template helpful?

Find more updated templates at:

<https://docs-realestate.com/>

[View more templates](#)

This template is intended exclusively for personal, non-commercial use.
If distributed or published, the source must be mentioned.

This template is provided for guidance only and does not constitute legal advice.
It is recommended to consult a legal professional for each specific case.