

ROOMMATE RENTAL AGREEMENT

Property Address: _____ Term of Agreement: _____

Parties:

Landlord/Lessor Name: _____

Tenant/Roommate Name: _____

Premises:

Landlord hereby leases to Tenant a bedroom in the property located at the address above, including shared access to common areas such as kitchen, bathroom, living area, and laundry facilities, in accordance with the terms set forth in this Agreement.

Term of Lease:

The term of this Agreement shall commence on the date of execution and shall continue on a month-to-month basis until terminated by either party in writing with at least thirty (30) days' notice.

Rent and Payment:

Monthly Rent Amount: _____ USD

Due Date Each Month: _____

Payment Method: _____

Security Deposit:

Deposit Amount: _____ USD

Landlord holds the security deposit to cover damages beyond normal wear and tear, unpaid rent, or other breaches of this Agreement. The deposit shall be returned to Tenant within thirty (30) days after termination, less any lawful deductions along with an itemized list of deductions.

Utilities and Other Charges:

Tenant shall be responsible for the payment of the following utilities and services: _____.

Landlord shall be responsible for the payment of all other utilities and services not listed above.

Use of Premises:

Tenant shall use the premises solely as a private residence. Tenant shall not engage in any illegal activities on the premises and shall comply with all building, fire, and health codes.

Maintenance and Repairs:

Tenant shall keep the premises in clean and sanitary condition and shall immediately notify Landlord of any damage or needed repairs. Tenant shall be responsible for damages caused by Tenant's negligence or misuse.

Alterations:

Tenant shall not make any alterations, additions, or improvements to the premises without prior written consent from Landlord.

Entry by Landlord:

Landlord may enter the premises in case of emergency or to make necessary repairs, inspections, or show the property to prospective tenants or buyers, provided reasonable notice is given to Tenant as required by law.

Termination and Notice:

Either party may terminate this Agreement by providing at least thirty (30) days' written notice to the other party. Tenant shall vacate the premises on or before the termination date and return all keys.

Subleasing and Guests:

Tenant shall not sublease or assign this Agreement or allow additional occupants without prior written consent of Landlord. Guests staying longer than fourteen (14) consecutive days require Landlord's approval.

Rules and Regulations:

Tenant agrees to comply with all reasonable rules and regulations established by Landlord or property management pertaining to the use and occupancy of the premises.

Liability and Insurance:

Tenant shall be responsible for obtaining renter's insurance covering Tenant's personal property and liability. Landlord shall not be liable for injury or damage to Tenant's property or persons, except as caused by Landlord's negligence.

Governing Law and Dispute Resolution:

This Agreement shall be governed by and construed in accordance with the laws of the State of _____. Any disputes arising under this Agreement shall be resolved through mediation or binding arbitration in _____ County, _____, unless otherwise agreed.

Entire Agreement and Amendments:

This Agreement constitutes the entire agreement between parties and supersedes all prior negotiations or understandings. Any modifications must be in writing and signed by both parties.

Severability:

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

Signatures:

Landlord Signature: _____

Tenant Signature: _____

Printed Name: _____

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

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