ROOM RENTAL AGREEMENT

This Agreement ("Agreement") is made this ___ day of _____, 20 _____ by and between _____, ("Lessor") and _____ ("Lessee").

The Lessor and Lessee hereby agree as follows:

TERM

The Lease shall commence on _____ and shall continue until _____ unless sooner terminated.

ROOM

Subject to the terms and conditions of this Agreement, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor, one bedroom of the following dwelling, with common living areas shared by Lessor: _____(the "Room").

RENT

Lessor agrees to rent the aforementioned Room for the amount of $_____ per month payable on the _____day of every month, in advance, for the term of the lease. The said rent is payable to the following address _____.

LATE CHARGES

A late fee of $_____ will be assessed if the rent payment is not received by the _____day of each month

SECURITY DEPOSIT

The Lessee shall pay a security deposit in the amount of $ _____. This security deposit is refundable if the Lessee vacates the Room reasonably clean and undamaged. The security deposit shall be returned to the Lessee within _____ days of his or her vacating the Room.

UTILITIES

The following utilities shall be included in the lease: _____
Lessee is responsible for paying for _____.

PARKING

Lessee is assigned parking as follows: _____.

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PETS

Without Lessor's prior written consent, no animal, bird or other pet shall be brought into or kept in the Room.

USE OF PROPERTY

Lessee shall use the Room for residential purposes only and for no other purpose without Lessor's prior written consent. Any occupancy by guests for more than _____ days at any time is prohibited without Lessor's prior written consent and the same shall be considered a breach of this Agreement.

QUIET ENJOYMENT

Lessee shall be entitled to quiet enjoyment of the Room. Lessee shall not use the Room in a way as to violate any law or ordinance, commit waste or nuisance, or annoy, disturb, inconvenience, or interfere with the quiet enjoyment of any other or nearby resident.

COMMON AREAS

Lessee shall have unrestricted access to the Room as well as the following common areas: _____

_____. Lessee is strictly prohibited from entering the following areas of the property: _____.

MAINTENANCE

Lessor shall be responsible for any and all routine maintenance of the Room during the term of this Agreement.

CONDITION OF PREMISES

Lessee agrees to maintain the Room in a clean and sanitary condition. Lessee also agrees to help keep the common living areas, yards, and garbage areas of the house clean, with chores assigned according to an agreement made mutually by all the current residents of the house.

ALTERATIONS

No substantial alterations, addition or improvement shall be made by Lessee to the Room without the permission of Lessor in writing. Such consent shall not be unreasonably withheld, but may include the Lessor's agreeing to restore the dwelling unit to its prior condition before moving out.

LOSS OR DAMAGE

The Lessor is not liable for the loss or damage of Lessee's personal property while it is in the Room. The Lessee shall be responsible for the cost of repairing any damages to the Room or house caused by his or her negligence, whether willful or accidental.

TERMINATION

Either party may terminate this Agreement without cause by giving _____ days written notice to the other party. Upon the expiration or earlier termination of this Agreement, Lessee shall return the Room to Lessor in good repair, condition and working order, ordinary wear and tear resulting from proper use thereof alone excepted.

INDEMNITY

Lessee shall indemnify Lessor against, and hold Lessor harmless from, any and all claims, actions, suits, proceedings, costs, expenses, damages and liabilities, including reasonable attorney's fees and costs, arising out of, connected with, or resulting from Lessee's use of the Room, including without limitation the manufacture, selection, delivery, possession, use, operation, or return of the Room.

ASSIGNMENT AND SUBLETTING

Lessee shall not sublet the Room or assign this Agreement without the prior written consent of the Lessor. Any such attempt to sublet or assignment by Lessee shall be a breach of this Agreement and cause for immediate termination.

NOTICES

Any notice or other communication to be given under this Agreement shall be in writing and shall be delivered to the parties in person.

ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties, and supersedes any earlier statement or understanding. No changes or additions to the terms of the Agreement shall be valid unless in writing and signed by both parties.

This Agreement will be governed by the laws of the State of _____.

LESSOR		**LESSEE**
Signature	_____	_____
Name Printed	_____	
Date:	_____	_____

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