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Room Rental Agreement

National template

1. Parties

This Room Rental Agreement (the “Agreement”) is made on _____ between _____ (“Landlord,” the person who owns or leases the home) and _____ (“Renter,” whether one or more).

The Landlord’s address for notices is _____. ☐ Landlord lives in the home. ☐ Landlord does not live in the home.

2. The Room and Shared Areas

Landlord rents to Renter one room, described as _____ (☐ furnished ☐ unfurnished), in the home at _____ (the “Home”), for use as Renter’s private residence only.

Renter may also use these shared areas: ☐ kitchen ☐ bathroom ☐ living room ☐ laundry ☐ yard or patio ☐ parking space ____ ☐ other _____. Landlord’s own rooms, and any space marked private, are off limits to Renter.

3. Term

This Agreement begins on _____ and ☐ ends on _____ ☐ continues month to month until it is ended as described below.

4. Rent, Utilities & Shared Costs

Renter shall pay rent of $_____ per month, due in advance on the ____ day of each month, payable to _____ by _____. Rent for any partial first month is $_____.

Included in the rent: ☐ electricity ☐ water ☐ gas ☐ internet ☐ trash ☐ other _____. If Renter shares the cost of any utility that is not included, Renter’s share is ____% (or $_____ per month).

5. Security Deposit

Renter shall pay a security deposit of $_____ before moving in. The deposit secures Renter’s performance and may be applied to unpaid rent, cleaning, and damage to the room, furnishings or shared areas beyond normal wear and tear.

Landlord will return the deposit, with an itemized statement of any deductions, within the deadline required by state law after this Agreement ends and Renter provides a forwarding address.

6. Late Fees

If rent is not received by the ____ day of the month, Renter shall pay a late fee of $_____ (or ____%), not to exceed the maximum allowed by state law.

7. House Rules

Quiet hours are from _____ to _____. Overnight guests: ☐ not allowed ☐ allowed up to ____ nights a month with notice to Landlord.

Smoking: ☐ not allowed anywhere on the property ☐ allowed only _____. Pets: ☐ not allowed ☐ allowed: _____. Assistance animals for a person with a disability are not "pets" and are handled under fair-housing law.

Renter will clean up after themselves in the shared areas and will share chores as follows: _____. Other rules: _____.

8. Keys & Security

Renter will receive ____ key(s) and ____ door or garage code(s). Renter shall not change or add a lock, or copy a key, without Landlord's written consent, and shall return every key on the last day of this Agreement.

9. Landlord Entry

Because Landlord and Renter share the home, Landlord may use and enter the shared areas at any time. Landlord may enter Renter's room only after giving the notice required by state law and at reasonable times, except in a genuine emergency (fire, flood, or similar) where no notice is required.

10. Condition & Furnishings

Renter has inspected the room and accepts it in its current condition, except: _____. Furnishings provided by Landlord: _____.

Renter is responsible for damage to the room, the furnishings and the shared areas caused by Renter or Renter's guests beyond normal wear and tear.

11. Ending the Agreement

Either party may end this Agreement by giving the other written notice at least ____ days before the end of a rental period, and at least the notice state law requires.

Landlord may end this Agreement early only as state law allows. On the last day Renter shall return the room and every key clean and in the same condition as at move-in, apart from normal wear and tear.

12. Standard Terms

Governing law: this Agreement is governed by the laws of the state where the Premises are located. If any provision is held unenforceable, the remaining provisions stay in effect (severability).

This Agreement, with any attached addenda and required disclosures, is the entire agreement between the parties and may be changed only in a signed writing.

13. Signatures

By signing, each party acknowledges reading and agreeing to this Agreement.

Landlord signature

Date

Renter signature

Date

Renter signature

Date