


I'm not robot  reCAPTCHA

Continue

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



For Office Use Only Paid \$ _____ Date _____ Cash Check Credit
--

ROOM RENTAL CONTRACT

The below contract states fees associated to the room rental and the rules that follow. The contract needs to be returned to the manager thirty days prior to the requested party date. The signed copy will be kept with the manager. You will receive a copy signed by the manager before your party date.

The below information was gathered from the conversation with the manager on: _____

YOUR REQUESTED PARTY DATE IS: _____

YOUR REQUESTED PARTY TIME IS: _____

YOUR ESTIMATED TOTAL # OF GUESTS IS: _____

THIS FORM MUST BE SIGNED AND RETURNED BY: _____

- _____ \$75 room rental Member rate
- _____ \$125 room rental Non-Member rate
- _____ \$50 Kitchen or Grill Usage Fee
- _____ \$50 Cleaning Fee (waived if cleaned)
- _____ \$200 Bar Minimum for Out of Season Rental (other fees will be waived)

ROOM RENTAL AGREEMENT

1. All rates above are In Season Rates (March – October) A \$200 bar minimum will be added if the party is scheduled November – February.
2. A \$50 charge will be added for use of kitchen and/or grills.
3. A non-refundable deposit of half is due 30 days prior to the date of the party.
4. Include this contract, signed, when you pay your first half deposit.
5. Second half of fee due at the end of the party.

RENTAL AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT.
IF NOT UNDERSTOOD, CONSULT AN ATTORNEY.

The Tenant(s) known as _____, hereby agree to rent the dwelling located at _____.

The premises are to be occupied by the above named tenants only. Tenant may not sublet premises.

TERM The term shall commence on _____, at \$ _____ per month payable on the _____ of each month in full.

LATE FEES In the event rent is not paid by the _____ (5th) day after due date, Tenant agrees to pay a late charge of \$ _____.

UTILITIES Tenant shall be responsible for the payment of the following utilities: water, electric, gas, heating fuel, Telephone.

APPLIANCES Appliances provided in this rental are: stove, refrigerator, dishwasher, washing machine, dryer, ___air conditioner(s)_____. Repairs will be born by said Tenants if damage is due to negligence of Tenants.

SECURITY Amount of security deposit is \$ _____. Security shall be held by Landlord until the time said Tenants have vacated the premises and Landlord has inspected it for damages. Tenant shall not have the right to apply Security Deposit in payment of any rent. Security deposits must be raised proportionately with rent increases.

INSURANCE Tenant is responsible for liability/fire insurance coverage on premises. Tenant agrees to obtain a "Renter's Insurance" policy and to provide Owner or agent with a copy of policy within seven (7) days of lease execution.

NOTICES Should tenant decide to vacate the premises, a _____ day written notice to the landlord is required. Should landlord decide to have tenants vacated, a _____ day written notice is required. Tenant agrees to allow premises to be shown at any and all reasonable times for re-rental.

REAL ESTATE COMMISSION (if applicable) In the event a commission was earned by a real estate broker, Tenant shall not take possession of the premises unless all fees due broker are paid in full as agreed. Commission is payable when this lease is signed by the Tenant(s). It is solely for locating the rental for the Tenant and is not refundable under any circumstances regardless of any disputes or conditions between the Landlord and Tenant before or after occupancy is taken.

ACKNOWLEDGMENT Tenants hereby acknowledge that they have read, understand and agree to all parts of this document, and have received a copy.

	AMOUNT RECEIVED	BALANCE DUE
RENT :	_____	_____
SECURITY:	_____	_____
BROKER'S FEE:	_____	_____

LEASE RENEWAL

FROM: _____

DATE: _____

TO: _____

RE: APT. # _____

Your current lease expires on _____. I hereby offer to renew your lease at the annual rent of \$ _____ payable in advance in monthly installments of \$ _____ for the period of _____ to _____.

All other terms of the lease dated _____ will remain in full force and effect.

By signing below, you acknowledge that you are satisfied with the condition of the apartment and have no defenses or offsets to the lease.

Please indicate your acceptance by signing and returning a copy to the above address no later than _____. Otherwise you must vacate your apartment by _____.

Landlord

Tenant / /
 Dated

Tenant / /
 Dated

ROOM RENTAL AGREEMENT

SHARED HOUSING

This is a legally binding agreement. It is intended to promote household harmony by clarifying the expectations and responsibilities of the Owner or Principal Tenant (Landlords) and Tenant when they share the same home. The term "Landlord" refers to either Owner or Principal Tenant. Landlord shall provide a copy of this executed (signed) document to the Tenant, as required by law.

Rental Unit Located at:

Address	City	State
---------	------	-------

Parties

Owner/Principal Tenant (circle)	Tenant
Name	Name

Terms

Length of Agreement: Month-to-Month

Either party may cancel or change terms of this agreement upon thirty (30) days WRITTEN notice. The notice period may be lengthened or shortened by mutual WRITTEN agreement, but no less than 7 days.

Rent

\$ _____ is payable monthly on the _____ day of the month, to _____.

Rent does does not include utilities. If it does not, utility bills will be apportioned as follows:

Gas/Electricity: Tenant pays _____ % of monthly bill. _____ dollars

Water/Garbage: Tenant pays _____ % of monthly bill. _____ dollars

Phone: Tenant pays _____ % of monthly bill plus personal long distance calls. _____ dollars

Other: _____ Tenant pays _____ % of monthly bill. _____ dollars

Household Rules

Cleaning _____	Kitchen use _____
Overnight guests _____	Use of washer, dryer, appliances _____
Smoking _____	Use of common areas _____
Alcohol/drug use _____	Use of telephone _____
Studying/quiet hours _____	Sharing personal items _____

Rent a room contract template

Rent a room contract template free. Rent a room contract template free uk. Rent a room contract template ireland. Renting out a room contract template. How to write a contract for renting a room. Is it legal to rent a room without a contract. How to make a contract for renting a house. Do you need a contract to rent a room.

A room rental agreement is a legally binding agreement between a tenant and a sub-tenant, the person the original tenant wants to rent a room to. This document clearly outlines the expectations and responsibilities of both parties, the original and sub-renter. Upon execution, this agreement imposes specific duties and obligations on both parties. Table of Contents If you are a principal tenant who wishes to sublease your entire rental, use our Sublease Agreement form instead. If your real estate plans including moving and leasing your property with the possibility of a future sale, consider a Rent-to-Own Agreement. What is a Room Rental Agreement? A room rental agreement, sometimes used interchangeably with the term sublease agreement, incorporates elements and terms of the original lease agreement and serves as a detailed and comprehensive guide for tenant responsibilities and rights. The purpose of a room rental agreement is to outline the responsibilities of a principal tenant subleasing a room in a rental property, not the entire rental. Unlike oral agreements, the law usually honors written agreements. These agreements carry more weight when a tenant needs to enforce financial responsibilities and obligations on a sub-tenant. Therefore, a room rental agreement is important for protecting tenant rights when entering into a situation where the principal tenant subleases a room in a property to secondary tenants. Differences Between Room Rental and Roommate Agreements At first glance, there does not seem to be much of a difference between a room rental agreement and a roommate agreement. However, there are several notable differences you should acquaint yourself with. When entering into a housing arrangement, make sure you know the differences between the two. Otherwise, you could open yourself and your fellow tenants up to vague and undefined expectations and obligations. Room Rental Agreement Roommate Agreement Also known as a "sublease" Referred to as a "housemate agreement," or "roommate contract" Used when a tenant wants to sublet their room to a third party Used when moving in with a new roommate, or have found a new roommate Usually need landlord's approval of the sublease Doesn't usually need landlord's permission Incorporates elements of the original lease agreement Independent of the original lease agreement A simple room rental agreement will identify the following elements: Date: the dates the room rental agreement begins and ends Tenants: the contact information and identifying details of each tenant party to the agreement (the tenant leasing the premises is commonly referred to as the "Principal Tenant") Premises: the address of the premises the sub-tenant is leasing Rent: the amount of rent and security deposit each tenant pays Obligations and duties: each tenant's basic duties, chores, and obligations under the lease Utilities: how the tenants will divide utilities (specifically, the name of the tenant or tenant's who will be on various utility bills and how each tenant will pay) Parking: whether tenants can park on the premises and, if so, how many vehicles and parking spots are allotted to each Damages: each tenant's responsibility for damages they or their guests may cause, and how tenants will share damage costs when they cannot reasonably trace the damage source to a particular tenant Renter's insurance: whether or not the tenants will purchase renters' insurance Smoking and alcohol use: smoking rules and tenant responsibility for maintaining reasonable standards of behavior and noise when consuming alcohol Various permissions: for example, whether pets or guests are allowed If you are not the principal tenant on the lease and are looking for a simple roommate agreement between you and another roommate, you can create a free Roommate Agreement in minutes with our builder. Room rental agreements are sometimes referred to as "Room Lease Agreements" because the new tenant agrees to the terms and conditions of the original lease. For reference, room rental agreements may also be referred to as a: Sublease Agreement Room Lease Agreement When Do You Need a Room Rental Agreement? You should use a room rental agreement when you are a homeowner, principal tenant, or building manager and want to lease a private room or portion of your property to a secondary tenant. Use a room rental agreement to clarify both parties' expectations, obligations, and responsibilities and promote a harmonious living environment. Room rental agreements are a great tool to curb potential issues before they escalate and allow parties to open up communication channels. When entering into a housing agreement, parties often overlook simple and obvious points of future contention, so think of a room rental agreement as a catalyst for starting certain difficult conversations early on. Keep in mind that in the eyes of the law, room rental agreements are not all-encompassing. Also, remember that you should do due diligence when selecting a roommate, such as requesting a Landlord Reference Letter from previous landlords. Although courts are more likely to enforce the financial responsibilities of both tenants, they are not going to order a delinquent tenant to vacate the living room or wash the dishes. Common Uses for a Room Rental Agreement The party you are renting to has a boyfriend or girlfriend: If you are wary of your roommate or other tenants having their significant others over 24/7, a room rental agreement can help set boundaries for when they are and are not allowed. After all, having someone who is not covered under the lease over all the time can result in increased electricity and other utility bills and other precarious situations. Your roommate has guests constantly staying over: A room rental agreement is important for keeping your place private, quiet, and undisturbed, allowing you to outline days of the week when roommates cannot throw parties, cause excessive noise, or have uninvited guests. You want to divvy up household expenses and other costs: No one wants to be the only roommate washing dishes or paying for cleaning supplies while the other sits back and does nothing. Executing a room rental agreement allows parties to determine how household and other important costs are divided. You want to provide for respective property maintenance duties: During winter months, someone will likely have to shovel the driveway, decks, and other community areas. And, in summer, someone will probably need to mow the grass and attend to other general lawn-care duties. The burden for basic maintenance duties should not fall solely on one party, so ensure you provide for these situations in your agreement. You want to establish quiet hours: Noise complaints are among the most common causes of concern for roommates and potential tenants. Establishing quiet hours is important for not only a tenant's comfortability but also their sanity. Consequences of Not Having a Room Rental Agreement Without a room rental agreement, you risk opening yourself and other tenants to severe financial consequences and wasted time, leading to serious headaches and stress or even a potential lawsuit. Below is a non-exhaustive list of the problems a room rental agreement could help prevent and resolve. Consequences Common Situations Lost Money One party may end up stuck paying more rent, forfeiting a security deposit, or paying for damage to the property, because a party moved out early without notice. Lost Time If a roommate departs early, and without notice, you could be tasked with an unexpected search for a replacement roommate. Or, maybe you and your roommate have a disagreement over noise levels after midnight, without an agreement, you risk wasting time sorting these problems out at a later, inconvenient, date. Additionally, you don't want to be cleaning up after your roommate hosts friends or a party, or from their general uncleanness. Lost Property Without a room rental agreement, borrowed personal property could be damaged or never returned. Additionally, if community property is damaged during the course of tenancy, one party could be burdened with the bill. Mental Anguish Strained relationships are a common consequence of failing to outline a party's rights and obligations under a contract. A landlord could distrust you due to your roommate's behavior or lack of timely rental payments, or even a friendship with your roommate could deteriorate over small misunderstandings. Room rental agreements are effective tools for designating smoking areas and confirming whether or not alcohol is permitted on the premises. Room Rental Agreement Sample Below is a sample of a room rental agreement. How to Write a Room Rental Agreement Before you fill in the details of your room rental agreement, make sure the top of your form identifies the state you are contracting in. In addition, be clear that this room rental form is between a principal tenant and a subtenant who wishes to rent a room, not an entire property. There is a different version of this form to use when a landlord wants to rent a room to a tenant. Step 1 - Fill in Room Rental Agreement Details 1. Date of Agreement. Provide the effective date of this room rental agreement form. 2. Principal Tenant Name. Write the full name of the principal tenant (the person renting the room to the subtenant). Step 2 - Identify Property Address 3. Property Address. Enter the street (physical) address of the room the tenant is renting to the subtenant. Include any room, unit, or apartment number, if applicable. Step 3 - Provide the Lease Details 4. Term or Length of Lease. Fill in the start date of the lease, and note either the end date of the lease (if it is a standard fixed-term lease) or that the lease continues on a month-to-month basis. 5. Tenant Name. Write the full name of the subtenant renting the room. Also, enter the monthly rent amount, security deposit amount (if any), and a description of the room rental (i.e. located on top of the garage with its own bathroom). Step 4 - Fill in Any Security Deposit Amount 6. Total Security Deposit. Provide the total amount of the security deposit for the property. This should be in the original lease agreement. Step 5 - Describe How Tenants Will Share Utilities 7. Utilities Included in Rent. State whether or not the rent includes any utilities. If yes, write a list of all utilities. 8. Utilities Not Included in Rent. For utilities not included in the rent, state whether or not the tenants will share the utility amounts. If tenants will share the utility amounts, provide the name of the person listed on the utility bill and how tenants will share the costs (evenly split, rotating, or another method). Step 6 - Enter Parking Details 9. Parking Details. State whether or not the room rental includes parking privileges. If parking is included, provide the subtenant's name, vehicle description, and parking spot. Step 7 - Write Any Legal Considerations 10. Renter's Insurance. State whether or not the subtenant needs to purchase renter's insurance. If yes, provide the name of the insurance company, the monthly rate of the insurance policy, and the name of the signer(s) on the policy. 11. Early Termination. Write the number of months' notice the tenant must give to terminate the room rental agreement. Step 8 - Fill in Behavior Stipulations 12. Pets. Specify whether or not the subtenant can have pets on the property. If the principal tenant allows pets, provide the pet's name, type of pet, and the pet owner's name. 13. Chores/Household Duties. Identify how often the tenants will discuss household duties. 14. Overnight Guests. State whether or not the subtenant can have overnight guests, and if the subtenant must first discuss the guest with the principal tenant. 15. Noise Level/Quiet Hours. Write any quiet hours and the start and end times. 16. Parties/Entertaining. You can choose to specify the maximum number of friends allowed over at a time. If a subtenant wants to invite more than the number specified here, state the number of days notice prior to the event the subtenant must discuss with the principal tenant. If a tenant wants to host a large gathering, state the number of days' notice prior to the event the subtenant must discuss with the principal tenant. Also, all tenants must agree to a large gathering. 17. Smoking and Alcohol Use. State whether or not the principal tenant allows smoking or alcohol on the property. If yes, specify if there are specific smoking areas and specific hours when the subtenant can drink alcohol. Step 9 - Identify Additional Terms 18. Governing Law. Identify the state's laws that govern the construction of this room rental agreement. Room Rental Agreement FAQs Yes, a room rental agreement can cover multiple tenants. Be sure to include each tenant's identifying information and the specified dates of their lease, as some tenants and roommates may differ. You can execute room rental agreements week to week or month to month. When creating your document, make sure you specify the correct dates of the lease. A roommate agreement, otherwise known as a room rental agreement is a contract used between two or more tenants to sublet a rental property's bedrooms while sharing its common (communal) areas. Roommate Agreements by State How Roommate Agreements Work A roommate agreement is when more than one person (usually not related) live in the same dwelling unit and share common areas. Roommate agreements can be used between co-tenants in an apartment, house, dorm room, or any other type of shared living space. This agreement outlines rules and obligations that co-tenants must uphold. Although most of the mandates in a roommate agreement are not legally binding, the financial responsibilities addressed in a roommate agreement can be. It is important to note that a lease or rental agreement isn't the same contract as a roommate agreement, but they can overlap in some respects. Let's take a closer look at the difference between a lease/rental agreement and a roommate agreement. Lease/Rental Agreement. A legally binding agreement that is signed with the landlord and tenants. It secures a tenancy for a certain amount of time and all tenants must abide by the rental/lease agreement or face termination. Not all co-tenants need to be added to lease or rental agreement, although it is common for each tenant that is financially responsible for the property's rent and utilities to be listed on the agreement. Roommate Agreement. An agreement signed in addition to the lease or rental agreement and is signed among roommates. All roommates should sign and review this supplementary agreement as it establishes rules and obligations between the co-tenants. Obligations and rules may include: Rent. How co-tenants plan to divide the monthly obligations owed to the landlord. Food and Utilities. How co-tenants plan to divide additional monthly expenses. Cleaning/Chores. How co-tenants plan to keep the property tidy and clear of garbage. Moving Out. Informs co-tenants of the notice period they must provide before they move out. Overnight Guests. Set rules between co-tenants if overnight guests are allowed. Benefits of Using a Roommate Agreement There are many benefits to using a Roommate Agreement, let's take a closer look: Sets rules to avoid violations and non-compliance. Outlines a division of the living space. Provides guidance on house rules which can include food, supplies, cleaning, quiet hours, and overnight guests so there are fewer conflicts and disputes. It can be used as a guideline of the financial obligations each roommate must uphold. This can include monthly rent, how much each roommate pays for each utility, and the individual contribution that was paid for a security deposit. A written document that could be admissible in court. How to Write a Roommate Agreement Below are instructions on how to write a roommate agreement. I. INTRODUCTION. 1. Insert the date the Roommate Agreement is executed. 2. Add the names of each roommate that will enter into this agreement. 3. Insert the rental unit's full address. II. LEASE. 4. Include the date the lease will begin. 5. Write the date the lease ends along with the landlord's full name. 6. Insert the amount of the security deposit. III. TERM. 7. Enter the date the roommate agreement begins and ends. IV. SECURITY DEPOSIT. 8. Insert the security deposit amount. 9. Add the names of each roommate and provide the security deposit amount each tenant provided. 10. Check this box if the co-tenants will receive shares of the security deposit when the same is returned by the landlord upon the termination of the lease. 11. Mark this box if the co-tenants know that the security deposit is not refundable until the lease is terminated, except if a new co-tenant replaces another co-tenant who has opted to leave before the end of the term of the roommate lease agreement. 12. Check this box if a co-tenant's security deposit share will be returned before the termination of the lease or the roommate lease agreement and that the unpaid share of the rent, repairs, cost of repair damage to furniture, or reasonable costs incurred in finding a new co-tenant can be deducted. 13. If there is other information, write it here. V. RENT. 14. Insert the rent payment that is due every month. Include the date it is due each month. 15. Add the person or company to where rent payments should be made to. 16. Mark this box if rent will be shared equally. State the amount that each person owes. 17. Check this box if each tenant will be pay a different amount. Provide each co-tenant's name and the amount they will pay per month. 18. List other information here. VI. UTILITIES. 19. Check this box if each roommate will share the cost of the utilities and list the co-tenants' names. 20. Mark this box if the co-tenants will pay their share of the utility cost. Insert the amount of days the payment needs to be made before it's due. 21. Check this box if one person is responsible for getting the payments to the utility companies. 22. Mark this box if there is other information. VII. VIOLATIONS OF THE AGREEMENT. 23. If a co-tenant is in violation of the lease, indicate how many instances of repeated violations they have before their agreement terminates. VIII. LEAVING BEFORE THE CONTRACT ENDS. 24. Write how many days' notice a co-tenant has if they want to leave and end their part of the agreement. IX. HOUSE RULES. 25. Mark this box if the co-tenants will be responsible for their own food and supplies. 26. Check this box if the co-tenants will equally share the cost of food and supplies. Indicate the items that will be shared. X. CLEANING. 27. Mark this box if the co-tenants agree to keep the dwelling unit and their bedrooms clean and in a sanitary condition. List any chores that will be rotated on a weekly basis. If you do not agree with this, do not mark this box. XI. GUESTS. 28. Write how many overnight guests are allowed at one time. 29. Indicate how many consecutive nights the guest(s) are allowed to stay. 30. Write how many nights in any given month the overnight guests can stay. XII. OTHER. 31. If there is other information to provide, list it here. XIII. BEDROOM. 32. Specify the co-tenant and their bedrooms. Write the name of each co-tenant and which room they will reside in. XIV. GOVERNING LAW. 33. Indicate the state where this agreement is applicable by law. XV. AUTHORIZATION. 34. Insert the date this agreement was executed by the co-tenants. 35. Add the signature and printed name of each co-tenant. XVI. LANDLORD'S CONSENT TO ROOM RENTAL AGREEMENT. 36. Insert the date that this consent was made. Write out the landlord's full name and address. 37. Write the lease date and co-tenants' names. 38. Add the property address of the rental unit. 39. Insert the date that the Room Rental Agreement was entered into. 40. Add the co-tenants' names. 41. Include the signature of the landlord, printed name and the date that it was signed. Violations of Roommate Agreement Rules A Roommate Agreement should include how to deal with disputes. Laying out the rules and terms in the contract will decrease the chance of future disputes. Let's take a closer look at some issues that might come up: Unpaid Rent Landlords typically include a lease clause stating that all the co-tenants are "jointly and severally" responsible for paying rent. If one of the roommates does not pay their share of the rent, the other roommate(s) are held responsible. The original lease agreement made with the landlord takes precedence over agreements made among roommates; however, the financial responsibilities outlined in a roommate agreement can be legally binding. A judge might enforce all of the financial agreements in a roommate agreement, including the rent and utility payments. Uncleanliness and Not Upkeeping the Task of Chores When signing a roommate agreement, cleaning tasks and other chores expectations should be clearly outlined. Any shared tasks for common areas (i.e., taking out the trash, cleaning the kitchen, etc.) should be reviewed and agreed upon by the co-tenants. If a co-tenant does not uphold their responsibilities, they can be in non-compliance with the Roommate Agreement. If there are repeated violations, the co-tenants can terminate the Roommate Agreement and ask the roommate to vacate the dwelling unit. Damage to the Property The Roommate Agreement should outline how many repeated violations a roommate can commit before their agreement shall terminate. It's important to note that landlords can legally hold all the roommates responsible under the original lease agreement for the negative actions of one roommate. A landlord can terminate tenancy for all roommates if there is a legal reason and proper notice is given. A landlord can choose if they want to hold all tenants equally liable for lease violations or if they only want to penalize the roommate in violation. Ultimately, it is up to the landlord and how they want to handle the situation.