

ROOMMATE RENTAL AGREEMENT

1. Landlord _____ agrees to rent to tenant _____ premises at _____.
2. Resident agrees to pay _____ per month on the _____ day of each month. This agreement shall begin on _____ and continue until _____. After this time, the agreement goes to a month to month agreement. Rent shall be paid with a money order or personal check only. _____
3. There is a security deposit of _____. Any unpaid rent, cleaning costs, key replacements costs, repair or damage to premises, shall be deducted from deposit. If deposit does not cover costs, resident shall pay additional costs. Deposit will be returned within _____ days of vacancy.
4. A late charge of \$_____ will be charged to rent received anytime after _____ days after due date.
5. Utilities (electric, water, cable, Internet, _____) are included in rent.
6. Only the person named on lease can reside in the home. No guest shall stay over 5 days consecutively.
7. No pets, unless stated otherwise.
8. No liquid filled furniture.
9. Tenant's vehicle is a _____ year _____ License plate _____.
10. If any vehicle leaks oil, resident shall be charged \$100 for cleaning.
11. Resident can only have one vehicle on premises, does not include guests.
12. Resident or guests shall not make or allow unreasonable noise or sound. Resident must be especially quiet between the hours of 11pm and 6am.
13. Resident agrees to keep the premises and all items in good order. Any damage to be paid by resident, except for reasonable wear and tear.
14. Resident shall not alter residence without permission.
15. Garbage shall be placed in garbage bags and placed in outside receptacles.
16. Resident is recommended to obtain their own renter's insurance.
17. Resident agrees not to sublet.
18. You are hereby notified that a nonpayment, late payment or breach of any of the terms of this agreement may be submitted to a credit reporting agency which may create a negative record on your credit report.
19. Resident must notify landlord no later than the _____ of the month that he/she is moving or will lose the deposit.

20. Tenant agrees that after giving the notice of moving, that the landlord may show room to any prospective tenants, after notifying tenant.

21. No drugs permitted on the premises.

22. No smoking in the residence.

23. Failure of resident or guests to comply with any term of this agreement is grounds for termination.

24. Resident shall hold owner harmless from any claim, loss or liability arising out of or related to any activity on premises of resident or any guest.

25. The premises includes the following items that the resident may use: _____

26. Resident acknowledges receipt of the following keys: _____

27. Additional rooms in the home are not to be entered.

28. TV in living room can only be on from 7am to 12pm, and clothes can be washed during this time frame only.

29. No parties, no loud noise in living room, please be careful not to spill liquid on living room carpet. If so, please wipe up immediately, no parking on grass, washer and dryer just for tenant.

30. Resident must clean up after themselves, and needs to sweep and mop as needed.

31. Additional clause:

Resident's Signature _____ Date _____

Landlord's Signature _____ Date _____

SALES