**RENTAL AGREEMENT FOR A ROOM**

This Agreement is between (Property Provider) and

 (Tenant)

for the rental of a room located at.

The monthly rent is $ , payable on the day of every month.

A security deposit of $

, including Last Month’s Rent (Yes No ), paid on

(date), shall be refunded by Property Provider within \_\_\_ days following Tenant’s move-out, less any appropriate and reasonable charges for cleaning and/or for damages caused by Tenant and/or Tenant’s guests.

With 30 days written notice to Tenant, Property Provider may raise the rent, alter the terms of the agreement, or terminate the tenancy; 60 days written notice will be given to terminate the tenancy if Tenant has resided on the premises for at least one (1) year. Conversely, the Tenant MUST give Property Provider 30 day’s written notice of intent to quit the premises.

**Property Provider agrees to provide the following:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Electricity** |  | **Gas** | **DSL/Internet Service** |
|  | **Trash Removal** |  | **Water** |  **Other**  |
|  | **Cable TV** |  | **Gardener** | **Other**  |

**Property Provider and Tenant agree to honor the following House Rules and any additional written Rules attached:**

**Room Maintenance and Privacy:** Tenant shall maintain room in a safe, clean and sanitary condition. Other than in emergency situations, Property Provider may enter room to initiate repairs only after giving Tenant 24-hour advance written notice.

**In case of emergency, Tenant authorizes Property Provider to contact:**

Name/Relationship:

Phone:

Name/Relationship:

Phone:

**By initialing as provided, Tenant acknowledges the receipt of the following documents (copies of which are attached hereto) and are incorporated herein by reference:**

 House Rules

 Megan’s Law

 Inventory & Condition Report Furniture Inventory & Condition Report

 Repair / Replacement Agreement Lead Paint Disclosure

 Maintenance Request Form

 Other:

 Inventory of Personal Property

 Other:

**The undersigned have read the foregoing Lease prior to execution & acknowledge receipt of a copy.**

Dated this day of , of the year

**Tenant(s) Signature(s):**

1st Tenant Date

2nd Tenant Date

3rd Tenant Date

**Property Provider’s Signature:**

Full Name Date