

Rental Agreement for Rooms in Private Homes

Landlord Name: _____

Address: _____

Phone No: _____

Emergency Phone No: _____

Tenant Name: _____

Describe portion of premises rented:

Term: _____

Payments Due:

First Month's Rent: ____/____ ____/____ ____/____

Last Month's Rent: ____/____ ____/____ ____/____

Security Deposit: ____/____ ____/____

Landlord will receive First and Last months' rent, as well as a Security Deposit equal to one month's rent prior to tenant's move in date.

The Landlord will pay for the following UTILITIES and AMENITIES:

Heat, Water and Sewage charges, Electricity, Gas, Trash removal, Snow removal.
Landlord will provide and maintain facilities for heat and hot water.

The following AMENITIES will be paid for by the Tenant: Telephone, Cable TV, and Internet.

Tenant agrees to the following rules and regulations:

- Landlord shall have the right to enter the rented premises for the following purposes: to inspect for damage and needed repairs only, without intruding on the tenant's personal effects; To make necessary repairs or improvements; To show the dwelling to prospective tenants. Entry may be made without prior notice only in case of an emergency, such as a fire or broken water pipe, if the dwelling appears to have been abandoned, or upon court order.

- No alterations, additions, and/or modifications shall be made to the premises without prior consent from the Homeowner (i.e. closets, painting, fixtures, et cetera).
- The Tenant shall keep the premises in a clean and neat condition and to comply with any other requirements stated within the Additional Terms section of this Rental Agreement.
- Repairs or improvements to the premises shall be at the obligation of the Homeowner and not the Tenant.
- Tenant may not have overnight guests without prior permission of the Homeowner.
- Tenant may not have any pets on the premise without prior written permission of the Homeowner.
- Tenant agrees to maintain household alcohol and smoking policy.
- Tenant agrees not to sublet or assign rented premises without written permission of the landlord.

Additional Terms (i.e. use of kitchen and other common areas, reasonable rules for noise/radio and television usage.):

Signature Landlord: _____

Landlord Date: _____

Signature Tenant: _____

Tenant Date: _____