

ROOM RENTAL AGREEMENT

1. 1. Parties

This Room Rental Agreement (the "Agreement") is made on [AGREEMENT DATE] between [OWNER OR HEAD TENANT NAME] ("Housing Provider") and [ROOM RENTER NAME] ("Renter"). Housing Provider represents that Housing Provider is the [OWNER OF THE PROPERTY / TENANT UNDER A LEASE DATED [MASTER LEASE DATE]] and is permitted to rent the Room described below. If Housing Provider is a tenant, Housing Provider confirms that the property owner has consented in writing to this arrangement. Notices under this Agreement may be sent to [PROVIDER EMAIL OR ADDRESS] and [RENTER EMAIL OR ADDRESS].

2. 2. Rented Room and Shared Areas

Housing Provider rents to Renter the bedroom identified as [ROOM DESCRIPTION, E.G. FRONT BEDROOM, SECOND FLOOR] at [PROPERTY ADDRESS] (the "Room"), for the exclusive use of Renter. Renter also has non-exclusive use of the following shared areas: [SHARED AREAS, E.G. KITCHEN, LIVING ROOM, BATHROOM, LAUNDRY, YARD]. The Room is provided [FURNISHED / UNFURNISHED] and includes [FURNITURE AND ITEMS PROVIDED]. Renter has no right to use [EXCLUDED AREAS, E.G. LOCKED OFFICE, GARAGE, OTHER BEDROOMS] and will not enter the private rooms of other occupants without permission.

3. 3. Term

This Agreement begins on [START DATE] and runs [FOR A FIXED TERM ENDING ON [END DATE] / ON A MONTH-TO-MONTH BASIS UNTIL TERMINATED]. If a fixed term is selected and Renter remains after the end date with the consent of Housing Provider, the arrangement continues month to month on the same terms. Either Party may end a month-to-month arrangement by giving at least [TERMINATION NOTICE DAYS] days written notice. Rent remains due through the last day covered by the notice.

4. 4. Rent

Renter will pay [MONTHLY ROOM RENT] per month for the Room, due on the [RENT DUE DAY] day of each month by [PAYMENT METHOD] to [PAYEE AND PAYMENT DETAILS]. This amount covers the Room and shared area access and [INCLUDES / DOES NOT INCLUDE] the utilities described below. A late fee of [LATE FEE AMOUNT] applies if rent is not received within [GRACE PERIOD DAYS] days of the due date. Rent for a partial first or last month is prorated based on the number of nights occupied.

5. 5. Security Deposit

Renter will pay a security deposit of [SECURITY DEPOSIT AMOUNT] before moving in. The deposit covers unpaid rent, unpaid shared expenses, cleaning of the Room beyond normal wear and tear, and damage caused by Renter or guests of Renter to the Room or shared areas. The deposit is not rent and may not be used to cover the final month. Within [DEPOSIT RETURN DAYS] days after Renter vacates and returns all keys, Housing Provider will return the balance with an itemized statement of deductions to the forwarding address provided by Renter.

6. 6. Utilities and Shared Household Costs

Utilities and shared household costs will be handled as follows: [UTILITIES INCLUDED IN RENT] are included in the rent, and [UTILITIES SPLIT SEPARATELY, E.G. ELECTRICITY, INTERNET] are divided among occupants with Renter paying [RENTER SHARE, E.G. ONE THIRD OR A FLAT AMOUNT]. Housing Provider will share a copy of each bill before requesting payment, and Renter will pay the share of Renter within [UTILITY

PAYMENT DAYS] days of receiving it. Shared supplies such as toilet paper, cleaning products, and trash bags will be [PURCHASED BY EACH OCCUPANT IN TURN / SPLIT EQUALLY / PROVIDED BY HOUSING PROVIDER]. Renter is responsible for any unusual usage charge caused by Renter, such as long-distance calls or premium streaming add-ons.

7. 7. House Rules and Quiet Hours

Quiet hours are observed from [QUIET HOURS START] to [QUIET HOURS END] every day, during which televisions, music, calls, and gatherings must be kept at a level that cannot be heard from other bedrooms. Smoking is [PERMITTED ONLY IN [DESIGNATED AREA] / NOT PERMITTED ANYWHERE ON THE PROPERTY], and the same rule applies to vaping. Pets are [PERMITTED, LIMITED TO [PERMITTED PETS] / NOT PERMITTED]. Renter will not host parties or events at the property without the prior agreement of Housing Provider and the other occupants.

8. 8. Guests and Overnight Visitors

Renter may have guests in the Room and in the shared areas, provided the guests do not disturb other occupants and are not left in the home unattended. An overnight guest may stay no more than [OVERNIGHT GUEST LIMIT] consecutive nights and no more than [MONTHLY GUEST NIGHTS] nights in any calendar month without the written consent of Housing Provider. Renter is fully responsible for the conduct of guests and for any damage they cause. No guest may receive mail at the property, keep a key, or claim any right of occupancy.

9. 9. Cleaning, Shared Areas, and Personal Property

Renter will keep the Room clean and will clean up after each use of the kitchen, bathroom, and other shared areas, including washing dishes the same day and removing personal items from common surfaces. Shared cleaning tasks are assigned as follows: [CLEANING SCHEDULE, E.G. RENTER TAKES OUT TRASH ON [DAY] AND CLEANS THE SHARED BATHROOM EVERY [FREQUENCY]]. Refrigerator and pantry space assigned to Renter is [ASSIGNED STORAGE SPACE], and occupants will not take food or supplies belonging to another occupant without permission. Personal property stored in shared areas is at the risk of the owner, and Housing Provider is not responsible for loss or damage to the belongings of Renter. Renter is encouraged to carry renters insurance.

10. 10. Maintenance and Repairs

Housing Provider will keep the Room and shared areas in a safe and habitable condition, including working plumbing, heating, electricity, and smoke detectors. Renter will report any leak, pest, appliance failure, or safety issue to Housing Provider in writing promptly after discovering it. Renter is responsible for the cost of repairing damage caused by Renter or by guests of Renter, beyond normal wear and tear. Renter may not paint the Room, install shelving or locks, or make other alterations without prior written consent from Housing Provider.

11. 11. Right of Entry

Housing Provider may enter the Room to make repairs, perform inspections, respond to an emergency, or show the Room to a prospective renter after notice to end this Agreement has been given. Except in an emergency, Housing Provider will give Renter at least [ENTRY NOTICE HOURS] hours notice and will enter at a reasonable time. Renter is entitled to privacy in the Room, and Housing Provider will not enter for routine purposes while Renter is absent unless Renter agrees. Renter may not install a lock that prevents entry by Housing Provider in an emergency.

12. 12. Default and Remedies

Renter is in default if rent or a shared expense is unpaid when due, if Renter breaks a house rule and does not correct the behavior within [CURE PERIOD DAYS] days after written notice, or if Renter creates a health or safety risk for the household. On default, Housing Provider may end this Agreement and recover possession of the Room using the procedure required by applicable law. Renter remains liable for unpaid rent, unpaid shared expenses, and repair costs. Housing Provider may not lock out Renter, remove belongings, or shut off utilities as a way to force a move-out.

13. 13. Termination and Move-Out

Either Party may end this Agreement by giving at least [TERMINATION NOTICE DAYS] days written notice, or on the end date of a fixed term if one is selected. On or before the move-out date, Renter will remove all personal property from the Room and shared areas, return every key and access device, and leave the Room clean and empty except for items supplied by Housing Provider. Renter will provide a written forwarding address for the deposit statement. Items left behind more than [ABANDONED PROPERTY DAYS] days after move-out may be disposed of by Housing Provider as applicable law allows, at the expense of Renter.

14. 14. Governing Law

This Agreement is governed by the laws of the state where the property is located. Some states treat a roomer or lodger who shares a home with the owner differently from an ordinary tenant, including the process required to end the arrangement, and those rules control over any conflicting term here. Any dispute will be brought in a court of competent jurisdiction in [COUNTY AND STATE]. If any provision is found unenforceable, the rest of this Agreement remains in effect.

15. 15. Entire Agreement

This Agreement is the complete understanding between Housing Provider and Renter about the Room and replaces any earlier listing, message, or verbal promise. Changes to rent, house rules, or shared cost splits are effective only when made in writing and signed or acknowledged by email by both Parties. If Housing Provider is a tenant under a master lease, this Agreement is subordinate to that lease and ends automatically if the master lease ends. Failure to enforce a rule on one occasion does not waive the right to enforce it later.

16. 16. Signatures

Each Party has read this Agreement, understands the shared living rules it contains, and agrees to be bound by it.

Housing Provider signature: _____ Print name: [OWNER OR HEAD TENANT NAME] Date: [DATE]

Renter signature: _____ Print name: [ROOM RENTER NAME] Date: [DATE]

Property owner consent, if Housing Provider is a tenant: _____ Print name: [OWNER NAME] Date: [DATE]

17. 17. Disclaimer

This template is provided for informational purposes only and is not legal advice. Rules for roomers, lodgers, and single-room rentals differ by state and city, including the notice and court process required to remove someone from a shared home. ScanContract is not a law firm and no attorney-client relationship is created by using this template. Have a licensed attorney in your area review the agreement before it is signed, particularly if the home is itself rented under a master lease.