

House Rules

For a shared home rented room by room. Fill in the blanks for this house, post a copy in the kitchen, and attach one to every lease.

General-purpose template, not legal advice. Rules must be applied the same way to every resident, and a rule cannot override your state's landlord and tenant law or a resident's rights under fair housing law. Check your state and city requirements before relying on it.

PROPERTY ADDRESS

THESE RULES START ON (MM/DD/YYYY)

QUIET HOURS

QUIET FROM

QUIET UNTIL

Keep music, calls, television and gatherings at a level that does not disturb housemates or neighbors during quiet hours.

KITCHEN

Clean up after each use: dishes, cookware, counters, cooktop and spills, within _____ hour(s) of finishing. Dishes are never left in or beside the sink. Store food and supplies only in your own cabinet and refrigerator space. Shared items are only the ones the landlord has marked as shared.

BEDROOM	RESIDENT	CABINET	FRIDGE AND FREEZER SPACE
Bedroom 1			
Bedroom 2			
Bedroom 3			
Bedroom 4			
Bedroom 5			
Bedroom 6			

COMMON AREAS

Bathrooms, hallways, the living room and laundry are everyone's responsibility. Leave each space usable for the next person. Common areas, porches, the garage and the yard are not storage: keep your belongings in your bedroom. Items left in a common area may be removed after _____ hours' written notice. Perishable food may be thrown out without notice. Leave the washing machine door open after use to prevent mold.

CLEANING ROTATION

JOB	WEEK 1	WEEK 2	WEEK 3	WEEK 4
Kitchen counters and cooktop				
Kitchen floor				
Shared bathroom				
Living room				
Take out trash and recycling				
Bins to the curb and back				

TRASH AND RECYCLING

COLLECTION DAY

WHERE THE BINS ARE KEPT

All waste goes in a closed bin, never loose on the porch, in the garage or beside a bin. Bins go to the curb on collection day and come back the same day.

GUESTS

Tell your housemates at least _____ hours before an overnight guest. A guest may not stay more than _____ nights in a row or _____ nights in any 30 days without the landlord's written approval. You are responsible for your guests.

SMOKING AND OPEN FLAMES

No smoking or vaping of any product inside, in common areas, or within _____ feet of a door. No candles, incense, oil burners or other open flames anywhere inside, bedrooms included.

THERMOSTAT AND THE HOME'S EQUIPMENT

Agree the thermostat temperature with your housemates. If you cannot agree, the landlord may set a range. Do not change its schedule, lock it or remove it. Do not unplug, move, cover or reset the locks and keypads, the internet equipment, cameras on the outside or common areas, or the smoke and carbon monoxide alarms.

DOOR CODES AND KEYS

Your code or key is yours alone. Never give it to anyone who does not live here. Lock the exterior doors when you leave, and report a lost key or a code others may know right away.

PARKING AND INTERNET

WHERE RESIDENTS PARK

INTERNET NETWORK NAME

INTERNET PASSWORD

OTHER RULES FOR THIS HOUSE

IF A RULE IS BROKEN

First time: a written warning. Second time: a written warning and a fine of \$_____, as the lease allows. Third time: a written notice to vacate giving the time the law requires. A serious violation, such as smoking or an open flame indoors, tampering with a smoke alarm, violence or threats, or sharing a door code, may go straight to a notice to vacate. Violations are counted over the previous 12 months.

ACKNOWLEDGEMENT

Each resident has read these house rules and agrees to follow them.

 RESIDENT SIGNATURE	 PRINTED NAME	 DATE (MM/DD/YYYY)
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 RESIDENT SIGNATURE	 PRINTED NAME	 DATE (MM/DD/YYYY)
 LANDLORD OR MANAGER SIGNATURE	 PRINTED NAME	 DATE (MM/DD/YYYY)