

Room Rental Agreement (Per-Bedroom Lease)

A lease for one bedroom in a shared home. Each resident signs their own copy for their own room.

Not legal advice. This is a general-purpose starting point for renting one bedroom in a shared home. Landlord and tenant law is set by your state and often your city: security deposit limits, deposit return deadlines, late fee caps, notice periods, entry notice, and how many unrelated people may live in one home all vary. Check your own state and city rules and have a local attorney review this lease before you use it.

1. THE PARTIES AND THE ROOM

LANDLORD (NAME OR COMPANY)

LANDLORD PHONE AND EMAIL

RESIDENT (FULL LEGAL NAME)

RESIDENT PHONE AND EMAIL

PROPERTY ADDRESS

BEDROOM (NAME OR NUMBER)

PARKING SPACE, IF ANY

☐ Private bathroom

☐ Shared bathroom

Resident has the only use of the bedroom named above and shares the kitchen, bathrooms, living areas and other common spaces with the other residents of the home. This is an individual lease: each resident of the home has a separate lease for their own bedroom and is responsible only for their own rent and obligations. Residents are not responsible for one another's rent.

2. TERM

START DATE (MM/DD/YYYY)

END DATE (MM/DD/YYYY), IF A FIXED TERM

☐ Fixed term, then continues month to month

☐ Fixed term, then ends on the end date

☐ Month to month from the start date

Either party may end a month-to-month tenancy by giving at least _____ days' written notice to the other (not less than your state requires). If Resident stays after the tenancy ends without Landlord's written consent, Resident owes rent of \$_____ for each day they remain, and Landlord may use the remedies the law allows.

3. RENT

MONTHLY RENT (\$)

DUE ON DAY OF THE MONTH

HOW RENT IS PAID

Rent for a partial first or last month is prorated by the day: the monthly rent divided by the days in that month, multiplied by the days Resident has the room, counting the move-in day.

4. LATE FEES AND RETURNED PAYMENTS

LATE AFTER (DAYS)

ONE-TIME LATE FEE (\$)

THEN PER DAY (\$)

RETURNED PAYMENT (\$)

A daily late fee stops once the balance is paid in full. Late fees and returned-payment fees are additional rent and carry the same remedies as unpaid rent. Many states cap late fees or require a minimum grace period; check yours before filling these in.

5. UTILITIES

- ☐ Landlord pays all utilities and one standard internet plan. Resident owes nothing for utilities.
- ☐ Landlord pays the first \$_____ of utilities each month, combined. Anything over is split between the residents by the days each lived there that month.
- ☐ Resident pays a share of each utility bill, split between the residents by the days each lived there that month.

UTILITIES THIS COVERS (ELECTRIC, WATER, GAS, TRASH, INTERNET, OTHER)

Where residents pay a share, Landlord will show the bill on request.

6. SECURITY DEPOSIT AND OTHER DEPOSITS

SECURITY DEPOSIT (\$)	OTHER DEPOSIT, AND WHAT FOR (PET, KEY)	RETURNED WITHIN (DAYS)
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Resident pays the security deposit before or at move-in. It is held to cover damage beyond normal wear and tear, unpaid rent, and other charges owed under this lease. After the tenancy ends, within the number of days above or the shorter period your state requires, Landlord returns the balance with an itemized written statement of any deductions. Many states limit how much a deposit can be; check yours.

7. CONDITION AT MOVE-IN

Landlord and Resident complete a move-in inspection checklist, with photos, and each keeps a copy. Resident has _____ days from move-in to report any existing damage in writing. Damage not reported may be treated as having happened during the tenancy.

8. WHO LIVES HERE, AND GUESTS

Only the Resident named in this lease may live in the bedroom. No other person may move in without Landlord's written consent. Resident is responsible for the conduct of their guests in the room and the common areas.

A guest may not stay more than _____ nights in a row, or more than _____ nights in any 30 days, without Landlord's written approval. Resident gives the other residents at least _____ hours' notice before an overnight guest.

9. SHARED LIVING

Resident cleans up after each use of the kitchen, including dishes, cookware, counters and spills, within _____ hour(s). Shared bathrooms, hallways, the living room, laundry and other common spaces are the shared responsibility of every resident, and each resident leaves a shared space usable for the next person.

Each resident is assigned their own cabinet and refrigerator space and stores food and supplies only there. Personal belongings are kept in the bedroom and any storage space assigned to the resident; common areas, porches and the yard are not storage. Items left in a common area may be removed, stored or discarded after _____ hours' written notice, at Resident's expense. Perishable food may be discarded without notice.

Household waste goes inside a closed bin, never loose outside. Residents share putting the bins at the curb on collection day and bringing them back the same day.

10. QUIET HOURS, SMOKING, OPEN FLAMES AND PETS

QUIET HOURS FROM	QUIET HOURS UNTIL	NO SMOKING WITHIN (FEET OF A DOOR)
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Smoking and vaping of any product are not allowed inside the home, in common areas, or within the distance above of any entrance. Candles, incense, oil burners and any other open flame are not allowed anywhere inside, bedrooms included. No pets without Landlord's written consent. An assistance animal is not a pet.

11. DOOR CODES, KEYS AND THE HOME'S EQUIPMENT

Resident's door code or key is personal and may not be shared with anyone who does not live in the home. Resident reports a lost key or a code others may know right away so it can be replaced.

Resident may not remove, disable, cover or reprogram the home's locks and keypads, the internet equipment, exterior or common-area cameras, smoke and carbon monoxide alarms, the water heater, shut-off valves or the breaker panel. Resident may set the thermostat to a comfortable temperature but may not reprogram, lock or remove it. Removing a battery from, or covering, a smoke or carbon monoxide alarm is a serious breach of this lease.

12. ENTRY BY THE LANDLORD

Landlord may enter the bedroom to inspect, make repairs or show it, at reasonable times and after at least _____ hours' notice (not less than your state requires). Landlord may enter without notice in an emergency. Landlord will not use the right of entry to harass Resident.

13. REPAIRS AND CHANGES TO THE ROOM

Landlord keeps the home in habitable condition and makes repairs within a reasonable time after Resident reports them in writing. Resident reports damage and needed repairs promptly, handles minor upkeep such as light bulbs, and does not attempt major repairs. Resident does not paint, install fixtures, or change plumbing or electrical without Landlord's written consent.

14. HOUSE RULES AND WHAT HAPPENS AFTER A VIOLATION

Resident follows the written house rules, which are part of this lease. Landlord may update them with reasonable notice. A violation is handled in this order, counted over the previous 12 months: first, a written warning; second, a written warning and a fine of \$_____, charged as additional rent; third, a written notice to vacate giving the time the law requires. Landlord may go straight to a notice to vacate for a serious violation, such as tampering with a smoke alarm, an open flame or smoking indoors, violence or threats, illegal activity, or giving a door code to someone who does not live here.

15. SUBLETTING

Resident may not sublet the room or transfer this lease without Landlord's written consent.

16. MOVING OUT

Resident gives at least _____ days' written notice before moving out, leaves the room as clean as it was at move-in, removes all belongings, and returns every key and access device. Landlord completes a move-out inspection and sends the itemized statement described in section 6.

EARLY TERMINATION TERMS, IF ANY

17. DEFAULT

Resident is in default if they do not pay rent when due, break a term of this lease, damage the home, engage in illegal activity on the property, or abandon the room. Landlord gives written notice to cure within the time the law requires before pursuing termination or eviction.

18. NOTICES

Notices under this lease are in writing and delivered in person, by email or text to the contact on file, or by mail. Each party keeps their contact details current.

19. RENTER'S INSURANCE

☐ Required

☐ Recommended, not required

Landlord's insurance does not cover Resident's belongings or personal liability.

20. LEAD-BASED PAINT (HOMES BUILT BEFORE 1978)

- ☐ Home built in 1978 or later
- ☐ Home built before 1978: federal disclosure form and pamphlet attached

21. GENERAL

This lease, with the house rules and any attached addenda, is the whole agreement. Changes must be in writing and signed by both parties. If one part is unenforceable, the rest still applies. This lease is governed by the laws of the state where the home is located.

- ☐ House rules attached
- ☐ Move-in inspection checklist attached

ADDITIONAL TERMS

SIGNATURES

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