**Rental Agreement**

**{Name}**, henceforth known as “Tenant,” and **{Name}**, henceforth known as “Landlord,” agree to the following as conditions for the Tenant renting a room in the Landlord’s **{house/apartment}** at **{address}**.

**1. The Basics**

Tenant agrees to rent the **{specific description of room}** in Landlord’s **{house/apartment}**, beginning on **{date}**.

Tenant will be signing a **{month-to-month, year, etc.}** lease.

Tenant will owe **{first month’s rent, security deposit, etc.}** on this date, prior to moving in.

**2. Rent**

Tenant will subsequently pay **{amount}** in rent every month, due on **{date}**.

Any rent paid past the **{date}** of the month will be assessed a late fee of **{amount}**.

Consistent late payments of rent may result in the termination of this lease, and eviction of Tenant.

**3. Utilities**

Tenant will be responsible for a percent of the household utilities, including {list of the utilities}. The breakdown is as follows:

|  |  |
| --- | --- |
| **Utility** | **Tenant’s Percentage** |
| Gas/Electricity |  |
| Water/Sewage |  |
| Garbage |  |
| Phone/Internet |  |
| Other |  |

**4. Rules**

Tenant is expected to abide by house rules, which include the following: **{list of the rules, such as those dealing with noise, guests, smoking, etc.}**.

Tenant will be responsible for cleaning **{list of what tenant will be responsible for cleaning, such as any common spaces like a kitchen or bathroom}**.

**5. Disputes**

Tenant and Landlord agree to attempt to settle any disputes between them on their own.

If Tenant and Landlord are unable to reach an agreement with regard to any dispute, **{they will seek third party mediation, Tenant will agree to leave within 30 days, etc.}**.

Tenant and Landlord agree that this lease is subject to the laws and regulations of the state of **{State}**.

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Tenant Name Tenant Signature

Date:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord Name Landlord Signature

Date: