

## 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.

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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.

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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: \_\_\_\_\_