ROOM RENTAL AGREEMENT

This agreement is made on _____ between:

LANDLORD	TENANT
_____	_____

1. THE ROOM

Home: _____

Room: _____

The Tenant rents the room for their own use and may use the shared areas listed above with the other people living in the home.

2. TERM

This agreement starts on _____ and runs from month to month until either side ends it as set out below.

3. RENT

Rent: _____ a month, due on the 1st day of each month.

Rent is paid in advance. The Landlord will give a receipt for any rent paid in cash, or on request.

4. UTILITIES AND SERVICES

Included in the rent: _____

5. HOUSE RULES

The Tenant and their guests will follow these house rules:

- No smoking or vaping inside the home.
- Quiet hours are from 10 p.m. to 7 a.m.
- Clean up the kitchen and shared areas after use.
- Overnight guests: no more than 3 nights a month, agreed in advance.
- No pets without written permission.
- Lock the front door when you go out.

6. USE AND CARE OF THE ROOM

Only the Tenant will live in the room. The Tenant will not sublet it or let anyone else move in without the Landlord's written consent, will keep it clean, will report anything that needs repair, and will pay for damage they or their guests cause beyond normal wear and tear. The Landlord will keep the home safe and in good repair.

7. ENTERING THE ROOM

The Landlord will give at least 24 hours' notice before entering the room, except in an emergency or when the Tenant agrees at the time.

8. ENDING THE AGREEMENT

Either side may end this agreement by giving the other at least 30 days' notice in writing.

When the agreement ends, the Tenant will remove their belongings, return all keys and leave the room clean, apart from normal wear and tear.

9. GENERAL

This agreement, with any pages attached, is the whole agreement between the Landlord and the Tenant. Changes must be in writing and signed by both. If any part of it goes against the law where the home is, the law applies and the rest of the agreement still stands. Each side keeps a signed copy.

SIGNATURES

Landlord's signature Date _____

Printed name _____

Tenant's signature Date _____

Printed name _____