

# ROOM RENTAL AGREEMENT

Location: \_\_\_\_\_ Agreement Date: \_\_\_\_\_

## Landlord Information:

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Tenant Information:

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Property Information:

Property Address: \_\_\_\_\_

Room Description: \_\_\_\_\_

## Rental Terms:

Monthly Rent Amount: \_\_\_\_\_ USD

Security Deposit: \_\_\_\_\_ USD

Payment Due Date Each Month: \_\_\_\_\_

Lease Term (months): \_\_\_\_\_

Termination Notice Requirement: \_\_\_\_\_

## Clause 1 – Parties

This Agreement is made between the Landlord identified above and the Tenant identified above for the rental of the room and related premises described herein.

## Clause 2 – Property and Occupancy

The Landlord hereby rents to the Tenant the described room within the Property Address. Tenant shall use the premises solely for residential purposes, and only the Tenant listed shall occupy the room unless prior written consent is obtained from Landlord.

## Clause 3 – Term

The tenancy shall commence on the date agreed upon by both parties and shall continue on a month-to-month basis or for the fixed term specified above, subject to termination as provided herein.

## Clause 4 – Rent

Tenant agrees to pay the Monthly Rent Amount in lawful money of the United States without demand or offset to the Landlord at the address specified or other place designated by Landlord. Rent is due on the Payment Due Date Each Month.

## Clause 5 – Security Deposit

Tenant shall pay the Security Deposit as security for the full and faithful performance of Tenant's obligations. Landlord may use the deposit to cure Tenant defaults or for damages beyond normal wear and tear. Deposit return terms shall comply with applicable state law.

**Clause 6 – Utilities and Services**

Tenant shall be responsible for payment of utilities and services as follows: \_\_\_\_\_. Landlord shall provide the following utilities/services: \_\_\_\_\_.

**Clause 7 – Maintenance and Repairs**

Tenant shall keep the premises clean and in good condition and shall immediately notify Landlord of any damages or needed repairs. Landlord shall be responsible for repairs unless damage is caused by Tenant's negligence or misuse.

**Clause 8 – Rules and Regulations**

Tenant agrees to abide by all reasonable rules and regulations imposed by Landlord for the safety, care, and cleanliness of the premises and for the preservation of good order.

**Clause 9 – Alterations**

Tenant shall not make any alterations, improvements, or additions without prior written consent of Landlord.

**Clause 10 – Entry by Landlord**

Landlord may enter the premises in accordance with applicable law to inspect, make necessary repairs, or show the premises to prospective tenants or purchasers, with reasonable prior notice.

**Clause 11 – Assignment and Subletting**

Tenant shall not assign this Agreement or sublet any portion of the premises without Landlord's prior written consent.

**Clause 12 – Default and Remedies**

If Tenant fails to comply with any terms of this Agreement, including timely rent payment, Landlord may pursue all remedies permitted by law including termination of tenancy, eviction, and recovery of damages.

**Clause 13 – Liability and Indemnification**

Tenant shall be responsible for any damage caused by Tenant or Tenant's guests and shall indemnify Landlord against any claims arising from Tenant's use of the premises.

**Clause 14 – Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the State where the Property is located.

**Clause 15 – Entire Agreement**

This Agreement constitutes the entire agreement between the parties and supersedes all prior understandings. No modification shall be binding unless in writing and signed by both parties.

**Clause 16 – Severability**

If any provision of this Agreement is found invalid or unenforceable, the remainder shall remain in full force and effect.

**Clause 17 – Notices**

All notices required or permitted under this Agreement shall be in writing and delivered personally or sent by certified mail or recognized overnight courier to the addresses stated above.

**Clause 18 – Waiver**

Failure by either party to enforce any provision shall not constitute a waiver of future enforcement of that or any other provision.

**Clause 19 – Pets**

Pets are not allowed on the premises unless specifically authorized in writing by Landlord.

**Clause 20 – Signatures**

This Agreement may be executed in counterparts and electronically, all of which shall be deemed one and the same instrument.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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