

Residential Room Rental Agreement (United States)

This Agreement is between the Landlord and Tenant named in the Parties section. It is intended for the rental of a room in a dwelling, with shared use of specified common areas. The Parties must confirm that local laws permit the intended arrangement.

1. Room and shared spaces

The dwelling is located at _____ (the "Property"). The Landlord shall identify the particular room granted for the Tenant's exclusive use and any shared kitchen, bathroom, living areas, laundry, parking, and storage rights in a signed description or the completed Details. Access to the rented room must not be reduced or transferred to another occupant contrary to law.

2. Start and rent

The tenancy begins on _____. Rent is _____ per month, payable on a date and by a method clearly agreed by the Parties and consistent with local law. Unless a lawful end date is separately agreed, the arrangement continues on a periodic basis as determined by the applicable law. The Landlord must not impose undisclosed fees or unlawful rent changes.

3. Deposit and utilities

Any security deposit must be expressly agreed, subject to applicable limits, handling, and return requirements. Responsibility for electricity, heating, water, internet, and other shared costs must be stated clearly in the Details or a separately signed schedule. The Landlord cannot later impose an arbitrary share of expenses without a valid contractual or legal basis.

4. Shared living arrangements

The Tenant and other lawful occupants shall respect each other's privacy and reasonable enjoyment of the Property. Reasonable rules on shared-area cleanliness, waste, quiet hours, guests, and appliance use must be provided before agreement and must comply with applicable law. Neither Party may use house rules to remove rights concerning lawful guests, discrimination protections, assistance animals, or required accommodations.

The Tenant shall not intentionally damage shared facilities or access another occupant's private room without permission. Disagreements should be raised promptly and handled without harassment or unlawful interference with occupancy.

5. Repairs and access

The Landlord must meet the health, safety, habitability, and maintenance duties applicable to the arrangement. The Tenant must take reasonable care of the rented room and common facilities and promptly report defects, leaks, or unsafe conditions. Responsibility for damage depends on the cause and applicable law; ordinary wear is not automatically charged to the Tenant.

Entry into the Tenant's private room requires the notice and grounds required by applicable law, except in recognised emergencies. Shared space arrangements do not automatically make the private room accessible at will.

6. Disclosures and occupancy classification

Before signing, the Landlord must supply all required federal, state, and local disclosures, including lead-based paint materials where the relevant rules apply. Additional laws may apply to lodging houses, owner-occupied room rentals, subleases, student housing, or licences rather than tenancies. This document does not determine the legal classification merely by its title.

7. Ending the room rental

Either Party may end the arrangement only with the legally required grounds, notices, and procedures. A notice period specified in Details is effective only where the law permits it. The Landlord may not bypass lawful procedures by changing locks, removing possessions, or shutting off services.

At lawful move-out, the Tenant must remove personal belongings, return keys, and leave the room reasonably clean. The deposit must be accounted for according to law, distinguishing wear from damage.

8. Agreement and appendices

The completed Details, Parties, and photo or item appendices form part of this Agreement. Mandatory state, local, and federal law takes precedence over inconsistent provisions.

Details

Deposit _____

Notice period (days) _____

Utilities included _____

House rules _____

Parties

Landlord

Full name _____

Company name _____

Address _____

Email _____

Phone _____

Signature

Date

Tenant

Full name _____

Email _____

Phone _____

Date of birth _____

ID document type _____

ID document number _____

Address _____

Signature

Date

Guarantor

Full name _____

Email _____

Phone _____

Address _____

Date of birth _____

Signature

Date