

Room Rental/Lease Agreement Form

Agreement. This Room Rental/Lease Agreement (“Agreement”) is entered on the _____ (“Effective Date”), by and between _____ (“Tenant”), with its registered address at _____ in _____ and _____ (“Landlord”), with its registered address at _____ in _____, collectively referred to as the “Parties” and hereby agree to the following:

- 1. Rental Unit.** Room Number (#) _____ (“Rental Unit”) is located on the _____ floor of _____ at _____ in _____.
- 2. Term and Termination.** The rental/lease term shall commence on _____, in which the Landlord will deliver possession of the Rental Unit to the Tenant. Furthermore, the term shall cover _____, and shall terminate upon either the expiration thereof or the date specified in the prior termination written notice submitted by either the Landlord or the Tenant.
- 3. Delays in Delivery.** Any delays in delivering possession of the Rental Unit shall lead to appropriate adjustments to the payment provisions hereunder. This, however, shall not affect any other obligations of the Tenant under this Agreement.
- 4. Payment.** Payment of rent shall be made once every _____, in the amount of _____ (\$), exclusive of utilities. In the event of any reservations, the Tenant shall pay _____ (\$) to the Landlord for the down payment, which shall be deducted from the total due amount. Succeeding payments shall be mailed or hand-delivered to the Landlord’s address indicated above unless otherwise agreed.
- 5. Security Deposit.** The Tenant shall also pay the Landlord a security deposit equal to a whole month’s rent. This amount shall cover any damages, payment failures, and other unmet conditions for which the Tenant is liable. Moreover, the remainder of the security deposit, along with an itemized list of deductions, shall be returned by the Landlord to the Tenant (1) _____ days prior to the Tenant vacating the Rental Unit, (2) upon the termination of the Agreement, or (3) upon the receipt of prior written notice.
- 6. Utility Bills and Maintenance.** A portion of the utility bills and maintenance costs shall be paid by the Tenant, which shall be computed and prorated in the amounts as follows:

Lights and Electricity: _____ per kilowatt-hour

Water: _____ per cubic meter
 WiFi and Internet: _____ per month
 Cable TV: _____ per month
 Gas and Heating: _____ per month

The Tenant shall make such payments, together with the rent, to the Landlord as per the stipulations in Section 4 of this Agreement.

7. **Condition of the Rental Unit and Inclusions.** The Landlord shall deliver the Rental Unit in a good, safe, and secure condition, which shall include the following amenities:

Amenities (Appliances and Fixtures)	Units

The Landlord shall hand the keys to the Rental Unit upon delivery of possession of the Rental Unit on the date specified in Section 2 of this Agreement. Moreover, the Landlord shall inspect the entire Rental Unit and inclusions for any damages _____ days before the termination date or before the Tenant vacates the Rental Unit. Additionally, the Tenant shall also have the right to inspect the Rental Unit before the delivery date specified in Section 2 of this Agreement.

8. **Use and Access of the Rental Unit.** The Tenant shall have free and unrestricted access and use of the entire Rental Unit and inclusions, including the designated smoking room, kitchen, and other common areas. However, access shall be limited to only the areas mentioned above. Additionally, the Landlord shall have free and unrestricted access to the Rental Unit and inclusions for inspections, provided that prior written notice has been submitted to the Tenant.
9. **Smoking and Vaping.** Smoking or vaping is only allowed in the designated smoking room.
10. **Guests and Overnight Stay.** The Tenant shall be permitted to have guests in the Rental Unit who may stay overnight, provided that prior written approval has been received from the Landlord. Guests may use and access all inclusions specified in Section 7 of this Agreement. Moreover, should the Tenant's guests opt to stay for more than one night, the Tenant shall submit a Transient Application form to the Landlord _____ days prior to the guest's arrival. The transient fee shall amount to _____ (\$) per day and shall be added to the Tenant's monthly rent.

11. **Pets.** The Tenant shall be allowed to keep pets within the Rental Unit, provided that the Tenant shall properly look after them to avoid any disturbances to the other tenants or damages to the Landlord's property. Furthermore, the Tenant shall be responsible for the proper disposal of the pets' waste.
12. **Alterations and Modifications.** The Tenant shall not make any alterations or modifications to the Rental Unit and its inclusions unless otherwise agreed by the Parties. In the event of a need to make any changes to the Rental Unit or its inclusions, the Tenant may submit a written request to the Landlord _____ days prior to the effective date.
13. **Rental Unit Maintenance.** The Tenant shall notify the Landlord immediately for any damages within the Rental Unit or its inclusions. In turn, the Landlord shall be responsible for any necessary fixing and repairs that will ensure the unit's good condition.
14. **Other Rules and Regulations.** The Tenant shall be responsible for the proper disposal of garbage and waste within and outside the Rental Unit. The Tenant, under any circumstances, shall not be allowed to litter in any part of the Rental Unit, inclusions, and the property itself. Furthermore, the Tenant shall not cause any disturbances or interruptions to the other tenants of the unit and property and hereby further agrees not to use the Rental Unit and inclusions for any unlawful and unauthorized purposes, including but not limited to the storage and use of prohibited or unlicensed substances and items.
15. **Fines and Penalties.** The Landlord may impose fines and penalties to the Tenant, who shall promptly make all necessary payments upon notification, for the following offenses:
 - 15.1. unauthorized alterations, modifications, changes, and repairs to the Premises, for which the Landlord shall impose a fine of \$ _____;
 - 15.2. interruptions and disturbances to other tenants of the Rental Unit or the property, for which the Landlord shall impose a fine of \$ _____;
 - 15.3. improper disposal of waste within or outside the Rental Unit, including those of pets, for which the Landlord shall impose a fine of \$ _____;
 - 15.4. smoking and vaping inside the Rental Unit and areas other than the designated smoking room, for which the Landlord shall impose a fine of \$ _____; and
 - 15.5. unlawful and unauthorized use of the Rental Unit and inclusions for which the Landlord shall impose a fine of \$ _____.

16. **Notices.** All notices arising out of or related to this Agreement shall be made in writing and delivered to the other Party by hand or through courier service.
17. **Binding Effect.** This Agreement and all its stipulations shall constitute the legally binding obligation of both Parties.
18. **Governing Law.** This Agreement shall be governed, construed, and interpreted by and under the laws of the state of \$ _____.

IN WITNESS WHEREOF, The Parties, as individual and assigned representatives, hereby acknowledge and execute this Room Rental/Lease Agreement as of the date set forth below.

Tenant's Name and Signature

Landlord's Name and Signature

Date: _____