

ROOM RENTAL AGREEMENT

This is a legally binding agreement. It is intended to promote household harmony by clarifying the expectations and responsibilities of the homeowner (Landlord) and tenant when they share the same home. The Landlord shall provide a copy of this executed document to the tenant, as required by law.

Rental Unit Located at:

6409 Hardwick Corpus Christi Tx 78412

(Address)

Parties

Owner

Brittany A. Fowler

(Name)

Tenants

(Name)

Terms

Length of Agreement: Month-to-Month

Either party may cancel or change terms of this agreement upon thirty (30) days WRITTEN notice. The written notice period may be lengthened or shortened by WRITTEN agreement.

Rent

\$ **500.00**, is payable monthly on the _____ day of the month, to **Brittany A. Fowler**.

Rent does include utilities. (Electricity, Water/Garbage, Cable/Internet)

Household Rules

Cleaning-

Common Areas- Everyone is to clean up after themselves or any guests in common areas.

Personal rooms- Should be clean and carpet vacuumed out at least once a month, no food or food wrappers/trash is to be kept in rooms at all.

Bathrooms- Should be cleaned out after each use and when needed.

Kitchen- Should be cleaned after cooking. All dishes and cookware should be cleaned after used and left to dry, then to be put up in proper area.

Dishwasher- If used, dishes should be rinsed off before putting in and when full needs to be turned on. When dishes are dry they need to be put back up.

Cleaning Supplies- Purchased by tenant. (Bathroom cleaning supplies, dishwasher soap, laundry detergent)

Guests-

No more than 3 guests at a time, unless discussed and accepted by Landlord. Only 1 guest can stay the night and for no longer than 1 day, unless discussed and accepted by Landlord. An extra \$150 will be added to Rent for a Guest that stays (sleeps, showers, eats, uses utilities) with Tenant for more than a week, with permission from Landlord.

Smoking-

Cigarettes or any other type of Smoking Is not permitted at all in the house. If smoking outside, all cigarette butts need to be properly disposed of in a trashcan.

Alcohol Use-

Alcohol may only be consumed by those the age of 21 and older, and only in a responsible manner.

Drug Use-

Any type of illegal Drug is not to be brought around or used in the house. Any violation of this rule and the Authorities will be contacted and tenant will be evicted.

Music/TV-

Noise should not be loud enough to bother any one in the house or for the sound to travel out of the room with the door shut. If it does, when asked to turn down the first time should be done immediately and not raised again.

Pets-

No pets are allowed in the house or in the backyard what so ever.

Parking-

Park in the driveway. In a way that if someone else needs to get out they can.

Conflict Resolution

Each housemate will strive to develop mutual cooperation and good feelings with all other housemates. Should disagreements arise, each shall try to resolve the dispute in good faith using clear communication. If disputes continue thereafter, the housemates will discuss with Landlord and come to a conclusion with the Landlords decision or by a vote.

Privacy

As required by law, the landlord may enter the tenant’s room only for the following reasons: (a) in case of emergency; (b) to make necessary or agreed-upon repairs, improvements, supply necessary agreed upon services, or exhibit dwelling unit to prospective or actual purchasers, mortgages, tenants, workers, or contractors; (c) when the tenant has abandoned or surrendered the premises; (d) pursuant to court order; (e) or to inspect living area of tenant to make sure all rules are being followed.

Deposits

Security Deposit: paid on _____ amount of \$ _____

The Security deposit is refundable within **10 days** after tenant vacates the premises.

The Security deposit may be used for the purpose of repairing damage for which the tenant is responsible (beyond normal wear and tear), cleaning, or paying unpaid rent. The landlord and tenant shall conduct a pre-move in and pre-move out inspection of the rental area before the tenant moves out at which time the landlord shall inform the tenant of needed repairs and/or cleaning in writing. The tenant shall have the right to make any repairs identified at the pre-move out inspection at his or her expense before the move out date without deduction from the security deposit.

Pre-Move In Inspection of room and Bathroom Notes

Agreement

This agreement is entered on this _____ day of _____, 20____

Landlord (print)

Tenant (Print)

Landlord Signature

Tenant Signature