

Sample Room In Private Home or Live-In Work Agreement

Renter's Name: _____

Owner's Name: _____

The renter has signed a **lease/rental** agreement for _____
(Address)

on the _____ day of _____, 20____. This document will make certain that all particulars of renting are detailed.

Terms

This agreement shall remain in effect from _____ to _____

If a non-lease agreement, insert "month" in both spaces. Under a month to month tenancy, the renter must give the owner 30 days written/oral notice, in advance of the day the renter will be vacating the premises. Under a lease agreement, the departing renter will be responsible for the rent **until a replacement is found/the date of lease termination.**

Deposit

Upon moving in the renter shall pay a deposit of \$_____. Details for recovering the deposit upon leaving are detailed below (ALL DEPOSIT MONEY IS REFUNDABLE BY CALIFORNIA STATE LAW).

Rent

The renter shall pay \$_____ due on the _____ day of each month. If the renter is living in the owner's home in exchange for services, the renter will work _____ hours per week at any or all of the following tasks, as outlined by the owner (circle all that apply): **Child care Cleaning Cooking Yardwork Personal Services Shopping Maintenance**
Others: _____

Utilities

(If utilities are included in rent, this section may be ignored.) The renter shall pay _____ % of the utilities. Utilities include (circle those that apply): **Gas Electric Water Trash Association Fees.** The settings for the heater and air conditioner will be mutually decided by the owner and the renter to ensure fair climate control. The student will **purchase his own phone/use the owner's** and will pay for all of his or her service-charged calls. When using the owner's phone, the renter will use it for periods not exceeding _____ minutes, between the hours of _____ and _____.

Pets

If pets are permitted by the homeowner, the pet owner shall be responsible for all damages caused by his or her pet. Likewise, the homeowner will be responsible for any damages to the renter's property due to the owner's pet. The following restrictions also apply: _____

Kitchen Use and Clean-Up

The renter will be allowed to use the kitchen between the hours of _____ and _____.
Excluded from use are the following appliances and utensils: _____

The renter **may/may not** have guests for meals and will be responsible for all of his/her own clean up. The shelves to be used in the refrigerator and kitchen will be agreed upon by both the owner and renter. The renter will be responsible for cleaning the following areas of the house in addition to his rental payment (don't forget the renter's immediate living area):

Furnishings

If the room is furnished, the furnishing should be listed below. Any damage beyond normal wear and tear will be the responsibility of the renter. _____

Parking

Parking places (bicycle and auto) for use by the renter should be listed here. _____

Bathroom and Storage

The bathroom will be **shared/private** and will be cleaned by the **owner/renter**. The following spaces for storage will be made available to the renter: _____

Guests and Visitation Hours

Conditions under which the renter may have guests should be **clearly** detailed in the space provided. For example, no guests, or only until midnight, or for two nights, or no guests of the opposite sex, etc. _____

Laundry Use

The student will be free to use the owner's laundry facilities between the hours of _____ and _____ . Laundry supplies such as detergent will be **bought by the renter/provided by the owner**.

Right to Privacy

When a homeowner rents a room in his/her home, he/she should not be tempted to visit and check the room regularly. The renter has rented the room and has the legal right to expect privacy. Likewise, the renter should not enter the parts of the house he/she has been denied access. Both the renter and owner should agree to refrain from borrowing each other's personal goods (including soap, food, and personal grooming items) without prior approval. _____

General House Use

Clearly defined expectations of overall house use can prevent the majority of misunderstandings between renters and owners. The following categories should be paid special attention:

TV use (what hours?) _____

Family/living room use (what hours?) _____

Stereo use (what hours and volume level?) _____

Smoking restrictions (where?) _____

Alcohol restrictions _____

Food in the renter's room (is it okay?) _____

Amenities use (pool, jacuzzi, etc.) _____

Other (be specific) _____

Signature, Owner _____ **Date** _____

Signature, Renter _____ **Date** _____

This form is offered as a matter of service to students and landlords. California State University, Long Beach shall not be liable for any damages whatsoever arising from any errors or omissions made herein