**ROOM RENTAL AGREEMENT**

**SHARED HOUSING**

This is a legally binding agreement and sets forth the obligations of the parties with respect to the subject matter contained herein between the owner, (hereinafter referred to as “landlord”) and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (hereinafter referred to as “tenant”).

The tenant agrees to rent from the landlord a room, designated as room number \_\_\_\_\_\_\_\_, at the property commonly known as , Washington (hereinafter referred to as the “property”) on the following terms and conditions:

1. **Rent.** The rent shall be $\_\_\_\_\_\_\_\_ per month payable to the landlord at such place as it shall direct in writing and payable on or before the \_\_\_\_\_\_\_\_\_\_\_ day of each month. In the event the rent is not paid on or before the fifth day after the due date the tenant shall also pay a late payment charge of \_\_\_\_\_\_\_\_\_\_\_% of the delinquent rent.
2. **Term.** The terms of this agreement shall be month to month and either party may terminate this agreement upon 20 days written notice prior to the rental due date.
3. **Utilities.** The payment of rent shall also include all utilities which will not be separately charged to the tenant.
4. **Deposit.** Upon execution of this agreement the tenant shall pay a security deposit of $\_\_\_\_\_\_\_\_\_\_\_\_\_ which shall be used for the purpose of repairing any damage for which the tenant is responsible beyond normal wear and tear and for cleaning, or paying unpaid rent. The landlord and tenant shall conduct a pre-move out inspection of the rental before the tenant moves out at which time the landlord shall provide the tenant of any 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 their own expense, but before the move out date, without deduction from security deposit. Within 21 days after tenant moves out the landlord shall return the deposit to the tenant less any deductions that the landlord is entitled to make under this agreement and if any deductions are made the landlord shall provide the tenant a written itemized statement of expenses and receipts for cleaning or repairs for which deductions were made from the deposit.
5. **Privacy.** The landlord may enter the tenants room for the following reasons:
6. In case of emergency;
7. To make necessary or agreed-upon repairs, decorations or improvements; or supply necessary or agreed-upon services; or exhibit the unit to prospective or actual tenants, purchasers, workers or contractors; or
8. When tenant has abandoned or surrendered the premises; or
9. Pursuant to a Court Order

The landlord must give the tenant 24 hours written notice of intent to enter and may enter only during normal business hours except by necessity in cases A and C above.

1. **House Rules.** Attached to this agreement are house rules that must be complied with by the tenant and if there is a violation of the same it shall be grounds for the landlord to immediately terminate the lease upon 10 days notice. These house rules may be adopted from time to time by the landlord and a copy of them provided to the tenant.
2. **Improvements.** The tenant shall not be entitled to make any improvements or alterations to the property including painting during the term of this agreement without the written permission of the landlord. Tenant will return the room to the landlord in good condition as it presently is, ordinary wear and tear excepted.
3. **Subleasing or Assignment.** The tenant may not sublet and may not assign tenants’ rights under this agreement.
4. **Attorney’s Fees.** In the event either party employs an attorney to enforce any of the terms of this agreement the prevailing party of said legal action shall be entitled to recover its reasonable attorney’s fees and costs of suit. At the option of the landlord any dispute under this agreement may be settled by mandatory arbitration under the Washington Arbitration Act.
5. **Use by Tenant.** Upon the execution of this agreement, in addition to the use of the room described above, the tenant shall also have shared use of the bathroom as designated by the landlord and shared use of the kitchen, dining room and laundry facilities subject to such rules and regulations as a landlord may adopt. The tenant agrees at all times to keep the premises in a neat and clean condition and clean up after any use of the shared facilities.
6. **Agreement.** This agreement is binding on the parties hereto, their successors and assigns and may not be modified except in writing signed by both parties.

Landlord: Tenant:

 Managing Member Print Name: