Room Rental Agreement

For one private room in a shared home. Free printable template from CoRent.AI.

Read this first. This is a general template, not legal advice. Landlord-tenant law differs by state and city: notice periods, deposit limits and return deadlines, late-fee limits, required disclosures and entry rules. Fill every blank using your own state's law, and have a local attorney review it before you use it. Where a blank asks for a number set by law, the law wins over anything written here.

How to use this template

- Use one agreement per room and per renter. Each renter signs their own copy; renters are not responsible for each other's rent.
- Name the exact room (for example, "Bedroom 2, upstairs front") and list every shared area.
- Attach Exhibit A (House Rules) and Exhibit B (Move-In Condition Checklist). Both parties initial every page of each exhibit.
- Apply the same rules, deposit and screening standards to every applicant for every room. Describe the room and the house, not the kind of person you want.
- Check your state's rules for the items in the State Checklist on the last page before you print.

Room Rental Agreement

This Room Rental Agreement (the "Agreement") is made on _____ (date) between:

Host: _____ (full legal name), address for notices: _____, phone/email: _____, and

Renter: _____ (full legal name), phone/email: _____.

The Host is the ☐ owner ☐ authorized manager (written authorization attached) ☐ tenant with written permission to sublet (attached) of the property.

1. Property and Room. The property is located at _____ (the "Property"). The Renter rents **only** the private room described as _____ (the "Room"), approximately _____ sq ft. The Renter has exclusive use of the Room.

2. Shared Areas. The Renter may use these shared areas in common with other residents: ☐ kitchen ☐ living room ☐ dining area ☐ bathroom(s): _____ ☐ laundry ☐ yard ☐ other: _____. Shared areas are not leased to any one resident. Assigned storage: closet/shelf _____; refrigerator shelf _____; parking space _____ (or none).

3. Term. Start date: _____. This Agreement is: ☐ week-to-week ☐ month-to-month ☐ fixed term ending _____. At the end of a fixed term it becomes ☐ month-to-month ☐ week-to-week ☐ ends unless renewed in writing.

4. Rent. Rent is $_____ per ☐ week ☐ month, due on _____ (day). Payment method: _____. No cash, wire transfer or gift-card payments. If rent is paid through a platform, the platform's payment record is the receipt. First payment due before move-in: $_____.

5. Late Fee. If rent is not received within ____ days after the due date, a late fee of $_____ applies, but never more than your state or city allows. No late fee is charged on top of an unpaid late fee.

6. Security Deposit. Deposit: $_____ (not more than your state allows), held at _____ (bank or account, if your state requires it). The deposit covers unpaid rent and damage to the Room beyond normal wear and tear, and the Renter's fair share of damage to shared areas that the Host can show the Renter caused. The Host returns the deposit, minus an itemized list of deductions, to the forwarding address the Renter provides, within ____ days after move-out (use your state's deadline).

7. Utilities. ☐ Included in rent: _____. ☐ Shared utilities billed separately: the Renter pays _____ (fixed amount or share) per _____ for _____. The Renter pays for anything not listed: _____. If a room is empty, the Host pays that room's utility share.

8. Furnishings. The Room is ☐ furnished ☐ unfurnished. Items provided are listed in Exhibit B and stay with the Room.

9. Occupancy and Guests. Only the Renter may live in the Room. Overnight guests follow the guest rule in Exhibit A. The Renter may not sublet or assign the Room without the Host's written consent.

10. House Rules. The House Rules dated _____ are attached as Exhibit A and are part of this Agreement. The Host may change them only with ____ days' written notice to every resident, the change must be reasonable and apply to everyone, and it cannot reduce any right in this Agreement or under law.

11. Maintenance and Repairs. The Host keeps the Property in the condition required by law and makes repairs in a reasonable time. The Renter reports problems promptly to _____ (contact), keeps the Room clean and safe, and pays for damage the Renter or the Renter's guests cause beyond normal wear and tear. Emergency contact: _____.

12. Entry. The Host may enter shared areas for normal upkeep. The Host may enter the Room only with ____ hours' notice (or the notice your state requires) at reasonable times, or without notice in an emergency.

13. Smoke, CO and Safety. The Room has a working smoke alarm ☐ and carbon monoxide alarm. The Renter does not disable alarms and reports any that stop working. The Room door has a working lock; the Host keeps a key only for emergencies and lawful entry.

14. Ending the Agreement. Either party may end a periodic agreement with _____ days' written notice (at least what your state requires), delivered to the address or email above. Notice from one resident ends only that resident's room agreement. The Host may end the Agreement early only as the law allows.

15. Move-Out. On move-out, the Renter returns all keys/fobs/codes, removes belongings, and leaves the Room clean. The Host and Renter compare the Room against Exhibit B; the Renter may attend.

16. Fair Housing. The Host follows federal, state and local fair housing laws and applies the same standards to every applicant and resident.

17. Required Disclosures. Attach any disclosures your state or the federal government requires (for example, lead-based paint for homes built before 1978, mold, or flood). List attached: _____.

18. Whole Agreement. This Agreement, Exhibit A and Exhibit B are the whole agreement. Changes must be in writing and signed by both parties. If any part is unenforceable, the rest still applies. The law of the state where the Property is located governs.

Host	**Renter**
Signature: _____	Signature: _____
Printed name: _____	Printed name: _____
Date: _____	Date: _____

Exhibit A — House Rules

Dated _____. These rules apply to every resident equally. Host initials _____ Renter initials _____

Topic	Rule (fill in)
Quiet hours	From ____ to ____ on weeknights; ____ to ____ on weekends.
Overnight guests	Up to ____ nights per ____; guests must be told to the Host / housemates in advance by ____.
Kitchen	Clean dishes and counters within ____ hours of use. Fridge and cabinet space as assigned in Section 2.
Bathrooms	Schedule or rotation: _____
Cleaning rotation	Shared areas cleaned on a ____ rotation; chart posted at _____.
Trash and recycling	Collection day(s): _____; who takes bins out: _____.
Smoking / vaping	☐ Not allowed anywhere on the Property ☐ Allowed only at _____.
Pets	☐ No pets ☐ Pets allowed with written approval. Assistance animals are handled under fair housing law, not this rule.
Thermostat	Set by _____ within ____°F to ____°F.
Parking	As assigned in Section 2; no blocking driveways or other spaces.
Shared items	Food and personal items are not shared unless labeled "shared".
Other	_____

A rule that conflicts with the Agreement or the law has no effect. Repeated, documented breaches of these rules may be a breach of the Agreement.

Exhibit B — Move-In Condition Checklist

Room: _____ Move-in date: _____ Photos/video taken: ☐ yes, stored at _____

Item	Present?	Condition at move-in	Condition at move-out
Door and lock / keys (number: __)			
Walls and ceiling			
Floor / carpet			
Window(s) and coverings			
Bed frame			
Mattress			
Dresser / storage			
Desk and chair			
Closet / rod			
Lights and outlets			
Smoke alarm (tested)			
CO alarm (tested)			
Other: _____			

Move-in	Move-out
Host initials: ____ Renter initials: ____	Host initials: ____ Renter initials: ____
Date: _____	Date: _____

State checklist — fill in before you print

Look these up for your state and city (your state's landlord-tenant statute, a state legal-aid site, or a local attorney). Do not rely on numbers from a blog post, including ours.

- ☐ Maximum security deposit, and whether it must be held in a separate or interest-bearing account.
- ☐ Deadline to return the deposit and how to itemize deductions.
- ☐ Notice needed to end a week-to-week and a month-to-month tenancy (for both sides).
- ☐ Limits on late fees and when they can start.
- ☐ Notice required before entering a renter's room.
- ☐ Whether an owner who lives in the home and rents one room is treated as a landlord or under special "lodger" rules.
- ☐ Required disclosures (lead paint for pre-1978 homes is federal; your state may add mold, radon, flood, or others).
- ☐ Local rules on how many unrelated people may live in one home, rental licenses or registration, and smoke/CO alarm requirements.
- ☐ Any limit on application or screening fees, and fair housing rules on screening (including use of criminal records).

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