

## Tenant / Roommate / Room Rental Agreement

(Your address here)

I, \_\_\_\_\_, agree to pay the following rental payment of \$\_\_\_\_\_ by the 1st of each month. If rent is not paid within 3 days of the due date, you agree that you will vacate the home within \_\_\_\_ days. The rental charge will cover room rent, internet, and utilities. The first payment is due on \_\_\_\_\_. A security deposit of \$\_\_\_\_\_ is due prior to move in and will be returned if there is no "damage" to property.

### **Tenant agrees to:**

1. Commit to and attend weekly church services (Sunday AM and Sunday PM).
2. Attend weekly prayer and/or Bible study.
3. Commit to volunteering (Helps Ministry) at the church and volunteer when assigned.
4. Enroll in on-going Christian education program (RBI/LCU/Faith for Free) at tenant's own expense.
5. Be Employed Full time. (*Part time if going to school full time*)
6. Purchase your own PO Box prior to moving in or day of at the latest.  
Mail and deliveries are to be directed to your PO Box only! (*Owner address may not be used!*)
7. Keep common areas neat and clean.
8. Provide your own food and personal items. The homeowner will have a designated area where the tenant's food will be stored. (Request more space from the homeowner, if needed).
  - Tenant has designated space in pantry, cupboard, refrigerator, and garage.
9. Keep open food in closed containers (Ziplock bags or plastic containers with tightly fitting lids) or in the refrigerator.
10. No dishes to be left in the sink.
11. No food storage in the bedroom other than bottled water.
12. Clean own bedroom(s) and bathroom. A vacuum cleaner is supplied but all other cleaning/personal items/supplies will be at the tenant's expense.
13. No eating food in the living room or bedroom. Eating in the kitchen or at the dining room table only.  
Water with a secure lid may be consumed in the living room and bedroom.
14. Report any issues that arise (electrical, plumbing, etc.) to the homeowner immediately.
15. Report any damage caused by the tenant to the homeowner immediately.  
The tenant is responsible for the cost of repairs. Repair/replacement is with homeowner's approval.
16. Clothes not to be left in washer or dryer. Clean lint out of dryer vent after each load.
17. The AC/heat thermostat will not be changed at any time without the permission of the homeowner.
18. No overnight guests in the home.
19. No visitors of the opposite sex are allowed in the home unless they are a family member.
20. No visitors in the bedrooms or any area upstairs.
21. No visitors in the home unless first approved by homeowner.
22. Return all keys and garage door remote upon moving out of residence.  
The tenant is responsible for the cost of replacement keys or garage door remote if lost or stolen.
23. Abide by all HOA rules and regulations.
24. No parking in the streets, on the grass, or on the sidewalks. Tenant to park in only the area designated by the homeowner. \_\_\_\_\_
25. Pay one-half of the bill for an exterminator for bug spraying should bugs be found, other than normal house spiders.
26. Put ALL garbage in sealed/tied trash bags before placing in roadside trash can.  
Roadside trash cans must be kept clean to prevent bugs/rodents.
27. Take out Renter's Insurance, the homeowner's policy does not cover the tenant's personal belongings.

**Additional Items**

Curfews / Music / TV/ Phone / Noise

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This is a month-to-month agreement ONLY.

Tenant must provide written 30-day notice if moving at the end of the month.

If this agreement is accepted and signed by both parties, then any disagreement(s) that should arise in the future will be resolved according to Matthew 18:15-16.

☐ I agree, understand, and will comply with the above terms:

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowner Signature

\_\_\_\_\_  
Date