

Room Rental Agreement ("Lease")

BETWEEN LANDLORD (Hosts):

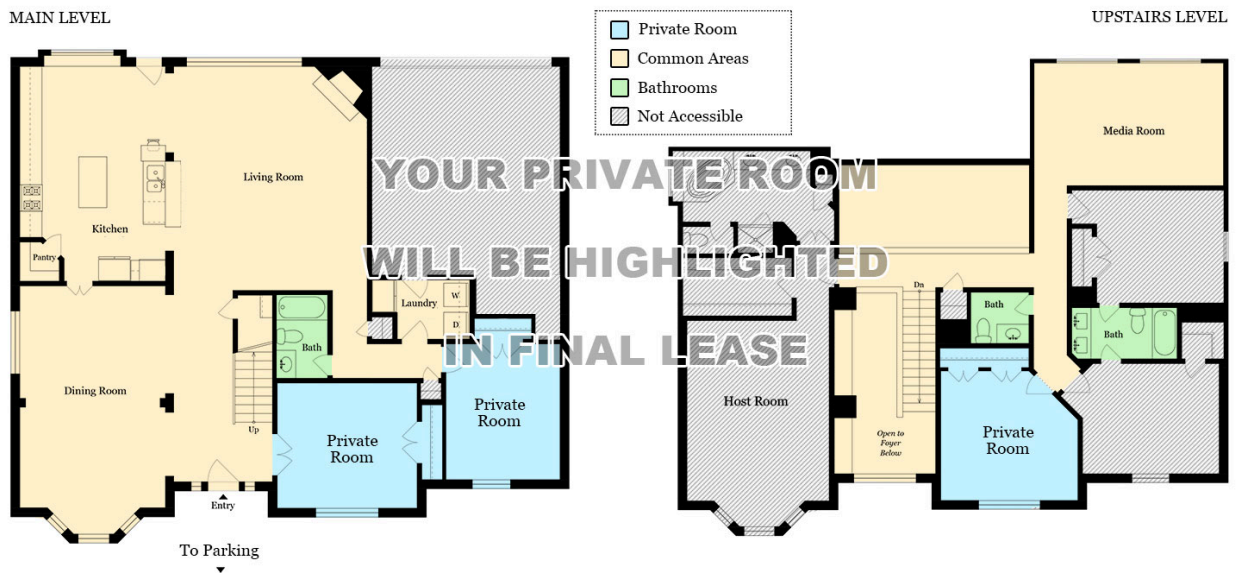
Michael _____ and _____
(address of home in Carrollton TX 75006)
(mike's mobile phone number)

AND TENANT:

Landlord agrees to provide a private bedroom located at (address of home in Carrollton TX 75006) in exchange for Tenant paying rent to Landlord, and both parties to this Lease agree as follows:

Private Furnished Room for Tenant

The Landlord agrees to rent to the Tenant the following private room with the described furnishing and equipment:



Private Room Description: (Depending on what is available and what we ultimately agree to for your move in, one of three bedrooms will be specifically described here as what you are renting. Each room is fully furnished with a queen bed, dressers, desk, and flat screen smart TV. In the final agreement, a full specific description and the above floor plan will show your rented room.)

Tenant will be issued four pillows, a comforter, a set of sheets, and two full size bath towels all of good quality upon taking possession. Tenant will be responsible for washing these items along with their other laundry, and will return them in good condition upon move out, or cover the replacement cost.

Written Communication

Landlord and Tenant will maintain excellent communication via mobile phone text messages. Landlord can receive text messages at (mike's mobile phone number) at any time, but may not respond until normal waking hours. Written communication is preferred over verbally bringing up requests while passing each other in the home.

Landlord and Tenant both acknowledge that living in a shared home setting requires communication about our experiences, and how the behavior of others affects each of us. Tenant agrees to promptly notify Landlord of any problems or concerns so that Landlord can attempt to resolve issues. Examples of this might include hearing loud TV or voices in a common area after hours, or the temperature in the room being outside of the desired range.

Special Requests

Tenant agrees to make any special requests to the Landlord via written text message for consideration, and Landlord agrees to give due consideration to accommodating Tenant special requests. Examples of this might include substituting a day on the laundry schedule, or needing to borrow a special item for the room from the Landlord. **Tenant agrees not to break the rules in this agreement without asking, even if it may be expedient in a given situation to do so.** The Landlord wishes to maintain a reputation for being accommodating whenever possible, but insists on being asked first.

Shared and Common Areas

Tenants and Hosts share common areas in the home, which must be silent after 9pm on weeknights and 11pm on weekends. Proper coordination and consideration are necessary to ensure everyone's enjoyment.

Kitchen: Tenant will be assigned refrigerator/freezer space, have full microwave access all days, and have one assigned day for **heavy-duty cooking (defined as anything more than microwave use)**. Landlord may choose to make additional days available on the posted schedule. Heavy duty cooking messes must be cleaned by noon the following day. This includes thoroughly cleaning any pots and pans etc. used by the tenant in the process. Host will put such items away again once they are dry. **Tenant must text to ask for, and wait to receive, permission to perform heavy-duty cooking outside of the days defined as being available to them.** Many dishes, appliances, and pots/pans are made available by the landlord. These are in various marked and labeled areas in the kitchen. Unlabeled areas, areas marked as private, and areas marked with the names of others are not to be accessed by the Tenant.

Hosts handle all day-to-day dishwashing, while Tenants will try to minimize personal dish volume by reusing mugs and glasses day to day when possible. Dirty dishes go in the right half of the sink, leaving the left half completely empty at all times so it can be used as needed by all.

Bathrooms: Bathroom and shower access are provided to the Tenant as follows: *"Downstairs Full Bath"* This room includes use of the full-bathroom in the downstairs hall. Up to two Tenants will share the downstairs full bath and must coordinate use effectively. Tenant must run the exhaust fan during and after showers and **leave the bathroom door open when not in use** to prevent trapping moisture, as well as to indicate when it is not occupied.

Laundry: Tenants have exclusive laundry access one day per week with supplies provided. They must use equipment properly and remove items by day's end. Landlord may chose to add free laundry days. **Tenant must text to ask for, and wait to receive, permission to do laundry outside of the days defined as being available to them.**

Back Yard and Patio: Outdoor seating is a shared area and the only designated smoking spot. Tenants must keep it clean and maintain fire safety.

Inaccessible Areas: Tenants must avoid marked "Not Accessible" areas on the floorplan without specific invitation. These include the private areas of the Hosts, private areas of other Tenants, hall closets, and the garage.

Monthly Rent

The rent for the Premises is [_____ per month], which includes any charge for the Parking and Utilities (collectively the 'Rent').

The Tenant will pay the Rent on or before the first of each and every month of the term of this Lease to the Landlord at (address of home in Carrollton TX 75006), or at such other place as the Landlord may later designate. Pro-rated rent amounts will be calculated by dividing the monthly rent amount by the days in the month, then multiplied by the number of days the room is rented during that term.

Tenant will pay all rent electronically via Landlord's established service provider called Apartments.com. Electronic payments via checking account are available at no charge to either party. Tenant will set up electronic payment via Apartments.com once Landlord creates the required Tenant account and forwards an invitation to Tenant to complete setup. The rent payment system via Apartments.com offers a full ledger of all transactions, and positive credit reporting for on-time rent payments. There is a \$20 processing fee for checks & cash, and a \$10 processing fee for all other accepted electronic methods (Zelle, Venmo, Paypal, and Apple Cash), if the Tenant does not wish to pay ongoing rent via Apartments.com.

After 90 days of rent paid at the initial rate of _____ per month, Tenant will be entitled to the long-term discounted rate rate of _____ per month. This will be pro-rated to the exact day and Landlord will post the precise amounts in the ledger in Apartments.com once Tenant qualifies for the discounted rental rate.

Security Deposit

Landlord initially requires [\$500] security deposit. Security deposit will be applied to any otherwise unpaid damage charges upon move out, and either refunded or applied toward the additional amount due as appropriate. **Security deposits will not be treated as pre-paid rent.** After move-out, the Landlord will need 24-72 hours to fully evaluate the condition of the room, linens, and items before releasing the security deposit.

In the event the deposit is not adequate to cover the sum of charges, Tenant agrees to promptly pay any balance above and beyond the deposit to cover repairs and replacements due to damages or losses the Tenant or visitors of the Tenant caused. It is the stated intent and hope of

both Landlord and Tenant that the full deposit will be available upon move out because no issues arose during the stay that were not resolved fairly as they happened.

The security deposit is required to hold the rental for these dates, and if Tenant cancels their stay before taking possession and completing one month of rent, the security deposit will be kept by the Landlord (unless the cancellation is caused by the Landlord). The Security Deposit (unlike recurring rent) is accepted through a variety of payment methods. These include PayPal, VenMo, Apple Cash, and Zelle if Apartments.com has not yet been set up at the time the deposit needs to be made.

Utilities

The Landlord is responsible for the payment of the following utilities and other charges in relation to the Premises: electricity, natural gas, water, sewer, trash, recycling, weekly curbside bulk pickup, Wi-Fi access to fiber optic internet service, and maid service to thoroughly clean bathrooms and common areas on a monthly basis. Tenant is solely responsible for keeping their private room clean.

Visitors of Tenant

Tenant must obtain Landlord's written permission, in advance, before inviting any visitors. Visitors of Tenant must follow all rules in this agreement. Landlord is under no obligation to approve visitors, and may revoke permission at any time. **Visitors cannot access the Wi-Fi or possess door codes**, and must park in the designated visitor parking areas on the other side of the street (facing the legal direction of traffic) or in the large curved parking area at the end of the block (preferred).

Tenant Parking

Tenant is entitled to the use of the following parking described space for their (one) single personal vehicle _____ (color/make/model) registered in the state of _____. If Tenant changes vehicles in the future, whether temporarily (e.g. rental car during repairs) or permanently (e.g. replaces vehicle), Tenant will promptly provide Landlord with updated information for the vehicle to be parked on the premises.

"Parking Space Assignment": (Parking is in front of the home, in one of three areas described very specifically in the final lease.) Tenant will take care to correctly allow for adjacent parking spaces that may be assigned to others.

Tenant agrees to park accurately in the assigned space at all times. In the rare event that their space is unavailable (e.g. a neighbor's visitor takes the spot), Tenant will park on the other side of the street temporarily until the space becomes available, and also let Landlord know what happened via text message. Tenant will not park in any other Tenant's space. Tenant will always park in the legal and correct direction appropriate for each side of the street. Landlord will mark the appropriate areas on the front curb temporarily with chalk upon request or if there is any confusion.

Assigned Storage Areas

Landlord will provide Tenant with assigned refrigerator and freezer space, as well as bathroom storage and kitchen storage. These assigned areas will be labeled with the tenant's name, or labeled as free/available storage for anyone. Any storage area not labeled in this way is off limits to the tenant, as it will be a private area of the Landlord's or that of another tenant. **If Tenant wishes for extra assigned storage, they will ask the Landlord via text, and will not begin storing items in unassigned areas without permission.**

Access and Security

Landlord will provide an access code that unlocks the front door for Tenant. Tenant will keep front door locked at all times, ensuring that it closes correctly and is left secure. Tenant private room is to be kept locked with physical key. Host will not access the private room without 24 hour notice. A typical example would be to allow a home service provider access to complete a maintenance or repair task. The room is intended to be private for Tenant.

The security system includes video recording. Security cameras are covering front and rear doors from the exterior. An interior camera (no audio) covers part of the downstairs living room and kitchen common areas aimed at the front entryway. Video recording is motion activated and archived for 10-30 days. The policy of the Host is to consult the recordings in the investigation of any incidents or issues that may arise.

Renter's Insurance

Landlord is not responsible for Tenant's personal property. Tenants should obtain Renter's Insurance if desired.

Mail & Packages

Tenants may receive mail and packages at the property (address of home in Carrollton TX 75006). Landlord delivers mail & packages to Tenant's room door daily. **Tenant must never access the mailbox directly.**

Care and Use of Premises

Tenant will keep their private area clean and not engage in illegal activity, bring pets or any animals, or smoke inside the Premises. Smoking is allowed only in the back patio area. **Tenant will not introduce fire hazards, such as candles,** and will power off all lights, fans, and other items when not in the room.

Term of Lease

The term of the Lease is a periodic tenancy commencing at 12:01 am on _____ and continues on a month to month basis until _____. Tenant is entitled to possession of the Premises during this term.

Upon 30 days notice once lease term commences, the Landlord or Tenant may terminate the tenancy under this Lease without cause or reason.

Upon 5 days notice, the Landlord will terminate the tenancy under this Lease if the Tenant has defaulted in the payment of any portion of the Rent when due.

Upon 5 days notice, the Landlord may terminate the tenancy under this Lease if the Tenant has breached any provision of this Lease to an extent that the Landlord feels is detrimental to the overall harmony of the home and the situation is not improving after being discussed. Applicable prepaid rents and security deposits will be promptly refunded to the Tenant upon moveout. The security deposit may require 24-72 hours more than the rent refund so Landlord can fully evaluate all items (e.g. linen stains persisting after laundering).

Negative Situations

It is possible that the Tenant and Landlord may discover that the living situation is not working effectively, and are free to mutually agree to end the arrangement early. In this event, the Landlord and Tenant will agree upon a modification of dates along with pro-rated refunds of any applicable rent and security deposit so that both parties can move on fairly and without hard feelings.

Move Out

Upon move-out, Tenant will surrender the Premises in good condition. Landlord will handle final linen washing. Tenant will remove all belongings, clean their refrigerator and storage areas, and return the room key to the Landlord. Refunds of deposits and and pro-rated rents will be provided by the Landlord usually through Tenant's original payment method, or via Landlord's check.

Agreed, Signed, and Dated by:

_____ and _____

Michael _____ and _____
