

Room Rental Agreement

This is a legally binding agreement. It is intended to promote household harmony by clarifying the expectations and responsibilities of the homeowner or principal tenant (landlord) and tenant when they share the same home. All parties shall receive a copy of this document.

Rental Unit Located at

3054 Commerce Street, House TX, 77003
Address

Parties

Landlord

Tenant

Evan M. DuVall
(Name)

Michael De La Cruz
(Name)

Terms

Length of Agreement: Month to month lease

Rent

\$725.00 payable monthly on the 6th day of the month, made payable to Evan M. DuVall

Rent X includes utilities ☐ does not include utilities. If it does not, utility bills will be appropriated as follows:

- ☐ Gas/Electricity: Tenant pays _____% of monthly bill
- ☐ Water/Garbage: Tenant pays _____% of monthly bill
- ☐ Phone: Tenant pays _____% of monthly bill plus personal long distance calls.

Deposits

Security Deposit: Paid on _____ Amount \$100.00

The security deposit may be used for the purpose of repairing damage for which the tenant is responsible (beyond normal wear and tear), cleaning, or paying unpaid rent or utilities. The Owner and the Renter shall conduct a pre-move out inspection of the rental BEFORE the Renter moves out at which time the Owner shall inform the Renter of needed repairs. The Renter shall have the right to make any repairs identified at the pre-move out inspection at his or her expense before the move out date without deduction from the security deposit. Within three weeks after the Tenant moves out, the Owner shall return the deposit to the Renter with accrued interest, if

any, less any deductions the owner is entitled to under this agreement. If any deductions are made, the owner shall provide the Renter with a written itemized statement of expenses and receipts for cleaning or repairs for which deductions were made from the deposit.

Quiet Enjoyment

Landlord covenants that on paying the rent and performing the covenants herein contained, the Tenant shall peacefully and quietly have, hold, and enjoy the premises for the agreed term.

Condition of the Premises

Tenant stipulates that he has examined the premises, including the grounds and all of the buildings and improvements and that they are, at the time of this lease, in good order, repair, and a safe, clean, tenantable condition.

Household Rules

Common Areas: Everyone is to clean up after themselves or any guests in common areas.

Guests: No more than three guests at a time, unless discussed with the landlord. Only one guest can stay the night for over two days, unless discussed and accepted by the Landlord. An extra \$150 will be added to rent for a guest that stays (sleeps, showers, eats, uses utilities) with Tenant for more than a week, with the permission of the landlord.

Smoking: Cigarettes, vaping, or any other type of smoking shall not occur in the house. If smoking outside, all cigarettes must be disposed of property.

Drug Use: Any type of illegal drug is not to be brought around or used in the house. Any violation of this rule and the authorities will be contacted and tenant will be evicted.

Notice

Either party may, with 30 day written notice to the other party, terminate this Agreement.

This Agreement is entered into this 23 day of February, 2016

Landlord/Principal Tenant



Tenant