

ROOM RENTAL AGREEMENT

This Room Rental Agreement (the "**Agreement**") is entered into on _____
(the "**Effective Date**") by and between

_____, an individual having their usual place of living at _____
(the "**Landlord**"), and

_____, an individual having their usual place of living at _____
(the "**Tenant**"), collectively referred to as the "**Parties**" and individually as the "**Party**".

WHEREAS the Landlord owns the room on the premises specified in this Agreement and wishes to rent the Tenant the room following the terms and conditions outlined in this Agreement;

NOW, THEREFORE, in consideration of the mutual promises and obligations set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Parties have agreed as follows:

SUBJECT OF THE AGREEMENT. The Landlord agrees to rent to the Tenant a room, whose area is _____ sq. ft. (the "**Room**"), in the _____ located at _____ (the "**Premises**") following the terms and conditions set forth herein.

The Room should be used only for residential purposes.

The Room is furnished. A detailed list of furnishings is set out in the Annex.

The Room is equipped with the following: _____ (the "**Equipment**"). The Tenant undertakes to use the Equipment carefully and is responsible for any damage beyond normal wear and tear. Upon expiration or termination of this Agreement, the Tenant is obligated to return the Equipment in the same condition as received, accounting for normal wear and tear.

The Tenant shall not make any structural alterations, modifications, or improvements to the Room without the Landlord's written consent. Any alterations or improvements made with the Landlord's approval shall remain in the Room and may not be removed by the Tenant at the end of the rental term.

The Tenant is prohibited from subleasing the Room without obtaining prior written consent from the Landlord.

During the rental term, the Tenant undertakes to use the Room under the following rules:

The Tenant is prohibited from engaging in any illegal activities within the Room and/or the Premises or allowing such activities to occur. The Tenant bears responsibility for ensuring that all people visiting the Room and/or the Premises with the consent of the Tenant also comply with the terms of this Agreement.

RENTAL TERM. The rental term is a period from the start date to the end date. The first day of the rent under this Agreement should be _____ (the "**Start Date**"), and the last day of the rent under this Agreement should be _____ (the "**End Date**").

RENT FEE AND PAYMENT PROCEDURE. The rent fee is _____ (the "**Rent Fee**"). The payment shall be made on or before _____ (the "**Due Date**").

Late payment. In case of payment delay, the Tenant shall pay the Landlord a late fee equal to _____% per day of the overdue payment.

Security deposit. The Tenant shall pay the Landlord _____ (the "**Security Deposit**") as security for the successful performance of this Agreement. The Security Deposit should be paid within _____ days following the Effective Date but before the commencement of the use of the Room. The Security Deposit shall be returned to the Tenant within _____ days after the End Date or the date of termination, except for any deductions related to unpaid rent, damage beyond normal wear and tear, or any other amounts payable to the Landlord under this Agreement. The deductions, if any, shall be documented and communicated to the Tenant along with the return of the Security Deposit. The Security Deposit may not be used to pay the last period of the Rent Fee unless the Landlord grants written permission.

Advance payment. The Tenant shall make the advance payment of _____ within _____ days following the Effective Date.

All payments will be made on or before the Due Date in cash.

In addition to the Rent Fee, the Tenant shall be responsible for any damage to the Room or the Premises caused by the Tenant or the Tenant's guests. The Tenant shall also be responsible for paying any fines or penalties imposed by any governmental authority for any law violation at the Room or the Premises during the Tenant's stay. Any fees or charges incurred by the Landlord as a result of the Tenant's breach of this Agreement shall be the responsibility of the Tenant and shall be paid immediately upon demand by the Landlord.

In addition to the Rent Fee and other charges stipulated in this Agreement, the Tenant must promptly reimburse the Landlord for any taxes associated with the Room, excluding net income taxes, upon the Landlord's request.

Utilities. The Landlord provides the following utilities:

Utilities are included in the Rent Fee.

INSURANCE. The Landlord agrees to provide insurance for the Room. The Tenant acknowledges that the Landlord's insurance policy does not cover any personal property belonging to the Tenant and that the Landlord shall not be liable for any loss or damage to the Tenant's personal property.

TERMINATION OF THE AGREEMENT. This Agreement shall commence on the Effective Date and shall continue until the End Date unless terminated earlier following the terms of this Agreement, but not before the Parties fulfill their obligations under the Agreement.

Either Party has the right to terminate this Agreement without reason upon _____ days prior written notice. Either Party may immediately terminate this Agreement if the other Party does not adhere to the terms of this Agreement. In addition, either Party may terminate this Agreement immediately upon written notice to the other Party if the other Party becomes insolvent or files for bankruptcy.

If the Landlord fails to provide the Tenant with full possession of the Room on the Start Date, the Tenant may terminate this Agreement immediately upon written notice to the Landlord. In this case, the Landlord must refund the Tenant all the payments made under this Agreement, including any advance payment or security deposit, and pay the Tenant a penalty of _____. Such payments should be made within _____ days following the termination date using the payment method specified in this Agreement.

Upon termination of this Agreement, the Tenant shall pay the Landlord for all days of actual use of the Room.

POSSESSION. The Tenant shall have full possession of the Room during the rental term specified in this Agreement, subject to the terms and conditions set forth herein.

If the Landlord fails to grant the Tenant full possession of the Room on the Start Date, the rental term shall be adjusted to account for the duration the Tenant is unable to occupy the Room.

On the End Date, the Tenant shall remove personal property and return the Room in good condition, except for normal wear and tear.

If the Tenant fails to return the Room to the Landlord by the End Date, the Tenant shall be liable to pay the Landlord a penalty of _____.

MOVE-IN INSPECTION. The Tenant acknowledges, represents, and warrants that the Tenant has inspected the Room and is fully satisfied with its current condition.

NOTICE. Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered personally or by certified mail, return receipt requested, to the address outlined in the opening paragraph or to such other address as one Party may have furnished to the other in writing, or to emails set forth below:

If to the Landlord: _____.

If to the Tenant: _____.

WARRANTY. The Landlord represents and warrants the lawful right and authority to enter into this Agreement and rent the Room.

The Tenant warrants maintaining the Room in a clean, safe, and sanitary condition, except for normal wear and tear. The Tenant shall promptly notify the Landlord about any necessary repairs or maintenance issues. The Landlord shall have the right to remedy the problems reported or grant written permission to the Tenant to handle minor repairs and routine replacements. In such a case, the Landlord shall reimburse the Tenant for the costs incurred during the repairs.

LIMITATION OF LIABILITY. The Tenant shall not be liable for damages if the Room is accidentally destroyed or rendered uninhabitable due to fire, flood, natural disaster, or any other unforeseen circumstances beyond the Parties' control (the "**Accidental Destruction**"), provided that such Accidental Destruction is the result of the Tenant's negligence or willful misconduct.

FORCE MAJEURE. Neither Party shall be liable for any failure to perform or delay in performing the obligations under this Agreement if such failure or delay is caused by events of force majeure, including but not limited to acts of God, war, terrorism, strikes, lockouts, labor disputes, pandemics, epidemics, governmental regulations, or any other similar causes beyond the reasonable control of the affected Party.

In the case of force majeure, the affected Party shall immediately notify the other Party in writing and provide reasonable proof of the cause of the delay or inability to perform the obligations. The Party affected by force majeure shall endeavor to mitigate the consequences of such circumstances and resume the performance of obligations as soon as possible after the circumstances cease to exist.

If the force majeure circumstances last more than _____ days, either Party may terminate this Agreement by giving written notice to the other Party. In this case, neither Party shall be liable to the other Party for any damages arising from the termination of this Agreement.

GOVERNING LAW AND DISPUTE RESOLUTION. This Agreement shall be governed by and interpreted following the laws of the State of _____, and any disputes resulting from or related to this Agreement shall be exclusively resolved by the courts of the State of _____.

CONFIDENTIALITY. The Parties agree to keep all information disclosed during this Agreement confidential and not to share such information with any third party unless required by law. The Parties agree not to use the confidential information for any purpose other than what is necessary to fulfill their obligations under this Agreement. This confidentiality clause shall remain in effect after the termination or expiration of this Agreement.

SEVERABILITY. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

ASSIGNMENT. Neither Party may assign or transfer this Agreement without obtaining prior written consent from the non-assigning Party, which approval shall not be unreasonably withheld.

ENTIRE AGREEMENT. This Agreement constitutes the entire understanding between the Parties, superseding any prior agreements and communications, both written and oral, regarding the subject matter hereof.

WAIVER. The failure of any Party to enforce a particular provision of this Agreement shall not constitute a waiver of their right to enforce that provision in the future.

AMENDMENTS. This Agreement may only be modified, or any rights under it waived, by a written document executed by both Parties.

BINDING EFFECT. This Agreement shall be binding for the Parties and their respective permitted successors and assigns.

ANNEX. The Equipment of the Room.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

THE LANDLORD

Address: _____

(Place for signature)

THE TENANT

Address: _____

(Place for signature)

ANNEX

to the Room Rental Agreement dated _____

The Room is furnished with the following:

THE LANDLORD

THE TENANT

(Place for signature)

(Place for signature)