

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 Location

1112 Elm Street, Miami, FL 33333.

Parties

LANDLORD:

Lee A. Landlord

TENANT:

Tia A. Tenant

Terms

Length of Agreement: One year lease (unless terminated prior).

Rent

Rent is \$250.00, payable monthly on the first day of the month and made payable to Lee A. Landlord.

Rent does not include all utilities. Tenant will pay a portion of utilities as follows:

| | |
|-------------|------|
| water | 100% |
| electricity | 50% |

Deposits

| | | | |
|--------------------|-------------------|---------|----------|
| Last month's rent: | Paid on: 01/01/17 | Amount: | \$250.00 |
| Security deposit: | Paid on: 12/23/15 | Amount: | \$500.00 |

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.

Notice

Either party may, with 60 days written notice to the other party, terminate this Agreement.

This Agreement is entered into this 21st day of December, 2015

LANDLORD

Lee A. Landlord

TENANT

Tia A. Tenant