

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 (Landlords) and Tenant when they share the same home. The term "Landlord" refers to either homeowner or Principal Tenant. Landlord shall provide a copy of this executed document to the Tenant, as required by law.

Rental Unit Located at:

371 Appleblossom Ln
Shakopee, MN 55379

Room - Large Room (12 X 12) Small Room (12 X 9)

Parties

Owner - Dennis Gertgen

Tennant - _____

Terms

Length of Agreement: Month-to-Month

Either party may cancel or change terms of this agreement upon thirty (30) days WRITTEN notice.

The notice period may be lengthened or shortened by WRITTEN agreement.

Rent

\$_____, is payable monthly on the 1st day of the month, to the owner. Rent does include utilities.

1. Household Rules:

- A. Kitchen - the tenant and owner shall clean up the kitchen after themselves before the end of the night.
- B. The Lease - The premises shall be used solely as a private residence and occupancy shall be limited to _____.
- C. Overnight Guests – Overnight guests are only allowed on Friday and Saturday nights. During Sunday through Thursday no overnight quests are allowed. Overnight guests are to be adults only 18 years or older and pets are never allowed. On Sunday through Thursday guests are to leave by 10:00 pm.
- D. Use of washer and dryer - the tenant and owner will leave a clothes basket in the laundry room so if someone else needs them they can move the clothes into the basket.

- E. Smoking - There is to be not smoking inside or outside (on the property) of the house.
- F. Phone - Tenant are not allowed to use the phone. It is a business phone and needs to be kept clear if customers call.
- G. Drugs - there is to be no drug use in the home, period.
- H. Quiet Hours - Noise is to kept to a minimum after 10pm
- I. Pets - there are absolutely no pets allowed in the home.
- J. Insurance - tenants are required to get their own renters insurance. The owners insurance will not cover the tenant's items due to robbery, flooding or any other acts of nature. This includes items in the tenant automobiles in the driveway.
- K. Tenants are responsible for their own (including but not limited to) food, drinks, toiletry's, bath towels, and laundry detergents.

2. Conflict Resolution

Each housemate will strive to develop mutual cooperation and good feelings with all other housemates. Should disagreements arise, each shall try to resolve the dispute in good faith using clear communication. If disputes continue thereafter, the housemates agree to the following methods of conflict resolution: - Decision by Owner.

3. Privacy

As required by law, the landlord may enter the tenant's room only for the following reasons:

- (a) in case of emergency;
- (b) to make necessary or agreed-upon repairs, decorations, or improvements, supply necessary or agreed-upon services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or contractors;
- (c) when the tenant has abandoned or surrendered the premises; or
- (d) pursuant to court order. The landlord must give the tenant written twenty-four (24) hours notice of intent to enter and may enter only during normal business hours, excepting by necessity, cases (a) and (c) above.

4. Deposits

Last month's rent: paid on amount \$

Security Deposit: paid on amount \$

Security deposit is refundable within 7 days after tenant vacates the premises. If any portion of it is deducted, an accounting and verification of the reasonableness of the deduction will be provided. 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 landlord and the tenant shall conduct a pre-move out inspection of the rental BEFORE the tenant moves out at which time the landlord shall inform the tenant of needed repairs and/or cleaning in WRITING. The tenant 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 landlord shall return the deposit to the tenant with accrued interest less any deductions, if any, the landlord is entitled to under this agreement. If any deductions are made, the landlord shall provide the tenant with a written itemized statement of expenses and receipts for cleaning or repairs for which deductions were made from the deposit.

5. Both landlord and tenant will complete attached Condition of Rental Property Checklist within three days of the move-in, available at:
<http://housing.ucsc.edu/cro/pdf/condition-checklist.pdf>.

Tenant:

Landlord:

Print Name: _____

Print Name: _____

Sign Name: _____

Sign Name: _____

Date: _____

Date: _____