

## RENTAL AGREEMENT: FURNISH ROOM w OFF STREET PARKING IN A PRIVATE HOME

This Agreement is between \_\_\_\_\_ (Homeowner) and \_\_\_\_\_ (Tenant) for the rental of a furnished room with off street parking located at 10400 Hammerly Blvd. Houston TX., 77043. Commitment of \_\_ months from the first full month of occupancy. The **monthly rent is:** \_\_\_\_\_ payable before the **last day** of every month. Payment: Cash preferred. Failure to pay rent in full, past the 2nd of the month is a violation of this agreement and may require leaving the premises. Late Payment add \$15. **Monthly rent includes:** Electricity, Gas, Trash Removal, Water/Sewer, Internet & Wi-Fi.

**A security deposit of \$100.** paid on the date of this agreement, shall be refunded by Homeowner within 30 days following Tenant's return of key(s) and move-out, less any appropriate and reasonable charges for cleaning and/or for damages caused by Tenant and/or Tenant's guests; or early departure (Less than \_\_ months and or less than 30 days' notice). Tenant must provide a forwarding address for refund. **A \$50. Non-refundable processing fee** is also due at time of this agreement.

**Modification or end of Agreement:** Expires: \_\_\_\_\_ after which with 30 days written notice to Tenant, Homeowner may raise the rent, alter the terms of the agreement, or terminate the tenancy. Conversely, the Tenant **MUST** give Homeowner 30 days written notice of intent to quit the premises. Failure may void the return of security deposit. Room should be left as clean as original rental day.

**Liability:** Homeowner, does not maintain insurance to cover vehicles or personal property of Tenant(s) or personal injury to Tenant(s), their guests or occupants. Tenant is required to obtain rental insurance in the amount of \$300,000 public liability and \$50,000 property damage from whatever cause to his person or property and to the person or property of those on the premises with his consent, and Tenant shall indemnify and hold all other parties harmless from all claims arising from any such injury or damage throughout the term of the tenancy. If Tenant fails to provide or maintain said insurance the Tenant shall indemnify and hold all other parties harmless from any and all claims arising from any such injury or damage.

### Home care and compliance agreements:

**Off street parking** is by permit only. Driver's license and proof of current vehicle insurance are required for permit. Always lock your vehicle. Never leave valuables in vehicle. **Uncovered Parking** You may park in Uncovered Parking that is not labeled VISITORS or GUESTS ONLY. Uncovered parking spots marked for resident are for 24-hour use. Do not dominate one regular uncovered spot over 24 hours. (Use different resident uncovered parking each day please) **Common Area:** No street shoes worn on stairs or 2<sup>nd</sup> floor. **Noise:** Consider others. Day sleepers require a quiet environment. Any noise concerns? Text owner at time of issue. **Conserve:** Help keep water and utility costs (and therefore your rent), down. **Please turn fan and lights off when room is not occupied. No space heaters or candles** You hereby agree to sweep, and clean floors, patio and common areas weekly as needed. Remove restroom and kitchen trash daily. **Trash** should be out to the bin **Monday and Thursday** night. **Kitchen:** fridge & freezer space is shared Note: lower shelves are Room A only. You are also provided specific pantry shelves. Homeowner's cooking and kitchen equipment may be shared, provided no dirty dishes are left overnight. Tenant agrees to clean appliances and counter tops after each use. **Washer dryer** privileges. Available Sat - Tues. Owner uses them generally Thurs-Fri. Please use pod type detergent. no liquids or powders. **Restrooms:** Leave the bathrooms clean after use. Shared bath provides some space for personal care products. Downstairs restroom always available. **Personal Space:** Tenant shall maintain room and bath in a safe, clean, and sanitary condition. **Upstairs: food and beverages or food trash should not be left overnight.** Liquid spills should be addressed immediately. Care should be made as not to mar or scratch the laminate flooring in the hallway. Carpets or floor protectors should be used on all heavy furniture. **During High Virus alerts:** Please wash with soap and water **immediately** upon entering the home. Room specific hand towels are provided. **Guests:** No overnight guests. Guest visits are discouraged during high virus events. Homeowner is high-risk, please provide advance notification. Be thoughtful about who you invite into the home. You, the tenant are responsible for the security of the home and its contents in that event. Any concerns regarding compliance, malfunctions or disturbance should be sent by text to the homeowner, at time of issue. Signature indicates the tenant has read this and agrees to abide by all above as well as VV1 Townhouse rules related to parking, pool and household common area use. Repeated failure to comply may result in immediate dissolution of this agreement.

**In case of emergency, Tenant authorizes Homeowner to contact:**

\_\_\_\_\_  
Name (Please print) Relationship Phone Text?  Yes  No

**I as Tenant have read, understand and agree to this Agreement prior to execution & acknowledge receipt of a copy.**

\_\_\_\_\_  
**Tenant** (print) Sign Date

\_\_\_\_\_  
**Homeowner** (print) Sign Date