

LODGER AGREEMENT

Location: _____ Date: _____

Parties:

Lodger Name: _____

Address: _____

Phone/Email: _____

Property Owner:

Full Name: _____

Address: _____

Phone/Email: _____

Property Information:

Property Address: _____

Type of Property: _____

Room/Unit Description: _____

Term of Agreement:

Start Date: _____ End Date: _____

Rent and Payment Terms:

Monthly Rent Amount: _____ USD

Payment Due Date Each Month: _____

Payment Method: _____

Security Deposit:

Amount: _____ USD

Terms of Return: _____

Clause 1 – Premises

The Property Owner hereby leases to the Lodger and the Lodger hereby leases from the Property Owner the premises described above, together with the use of common areas and facilities, subject to the terms and conditions herein.

Clause 2 – Term

The term of this Agreement shall commence on the Start Date specified above and shall continue until the End Date unless terminated earlier pursuant to this Agreement.

Clause 3 – Rent

Lodger shall pay the Property Owner the monthly rent specified above in lawful money of the United States, payable in advance on or before the due date each month at the location designated by the Property Owner.

Clause 4 – Security Deposit

Lodger shall pay the Security Deposit specified above to secure Lodger's faithful performance of the terms of this Agreement. The Security Deposit shall be refundable upon termination of this Agreement, less any deductions for damages or unpaid rent, in accordance with applicable law.

Clause 5 – Use of Premises

The premises shall be used solely for residential purposes by Lodger and shall not be sublet or assigned without prior written consent of the Property Owner.

Clause 6 – Maintenance and Repairs

Lodger shall maintain the premises in a clean and sanitary condition and shall promptly notify Property Owner of any damages or needed repairs. Property Owner shall be responsible for repairs not caused by Lodger's misuse.

Clause 7 – Utilities

Unless otherwise agreed in writing, Lodger shall be responsible for payment of all utilities and services supplied to the premises.

Clause 8 – Rules and Regulations

Lodger agrees to abide by all reasonable rules and regulations established by Property Owner for the safety, care, and cleanliness of the premises and the preservation of good order.

Clause 9 – Access

Property Owner shall have the right to enter the premises upon reasonable notice for the purposes of inspection, repairs, or showing the property to prospective tenants or purchasers in compliance with applicable law.

Clause 10 – Termination

Either party may terminate this Agreement in accordance with the notice provisions required by law. Upon termination, Lodger shall vacate the premises, remove all personal property, and return all keys.

Clause 11 – Liability

Lodger shall be responsible for any damage caused by negligence or willful misconduct. Property Owner is not liable for injury or loss to Lodger or guests except as provided by law.

Clause 12 – Hold Harmless

Lodger agrees to indemnify and hold Property Owner harmless from any liability, loss, or damage arising from Lodger's use of the premises or any breach of this Agreement.

Clause 13 – Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the United States and the State applicable to the location of the premises.

Clause 14 – Entire Agreement

This Agreement contains the entire agreement between the parties and may not be modified except by a written instrument signed by both parties.

Clause 15 – Severability

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Clause 16 – Notices

All notices under this Agreement shall be in writing and delivered personally, by certified mail, or by electronic communication with receipt confirmation to the addresses provided herein.

Clause 17 – Default

In the event of default by Lodger, Property Owner may exercise all remedies available under law including termination of this Agreement and recovery of damages.

Clause 18 – Waiver

Failure of either party to enforce any provision of this Agreement shall not constitute a waiver of that provision or the right to enforce it later.

Clause 19 – Assignment

This Agreement shall not be assigned by Lodger without the prior written consent of Property Owner.

Clause 20 – Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original and all together one instrument. Electronic signatures are acceptable and binding.

PROPERTY OWNER SIGNATURE

LODGER SIGNATURE

Signature: _____

Signature: _____

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