Home Share Agreement #4

Parties:

This agreement made the _____day of _____, 20_____ Between _____ called "Home provider" and _____called "Homesharer"

Property:

Home provider is the homeowner or lessor. The following premises located at _____ in the City of _____in the County of _____State of _____. Home provider agrees to share such premises with homesharer, with homesharing consisting of entire premises, with exception of _____ and with the limitation of/to:

a. Smoking
b, guest (overnight)
c. pets
d. other_____

Terms:

A. Security Deposit (amount/date) $_____/_____20___
B. Rent $ _____per month in advance
C. Due date for the rent payment _____20_____
D. Commencement date of agreement _____ 20_____
E. Services provided in addition to or in lieu of rent reduction by the homesharer shall be: (see attached Rental Agreement)
F. Home provider is required to give 30 days written notice to homesharer of any increase in rent.

Rental Agreement:

Services performed by:

	Home provider	Homesharer	Shared	Individually
Housekeeping / cleaning	▢	▢	▢	▢
cooking	▢	▢	▢	▢
Transportation	▢	▢	▢	▢
Laundry	▢	▢	▢	▢
Yardwork	▢	▢	▢	▢
_____	▢	▢	▢	▢
_____	▢	▢	▢	▢

We agree to the special conditions set forth below:

1. Cleaning: when, what _____

2. Meals: when, what _____

3. Transportation: when, where, whose _____

4. Laundry _____

5. Shopping _____

6. Other _____

Utilities:

Utilities ▢ are ▢ are not included in rent.

If not, utilities shall be paid by:

	Home provider	Homesharer	Shared
Electricity	▢	▢	▢
Heating	▢	▢	▢
Water	▢	▢	▢
Garbage	▢	▢	▢
Internet / cable	▢	▢	▢
Phone	▢	▢	▢
_____	▢	▢	▢

Security Deposit: (Optional)

A. A security deposition of $ _____ paid by Homesharer to Home provider, shall be applied toward costs incurred by Home provider due to Homesharer's violation of this agreement, including but not limited to: Homesharer or Homesharer's guests' damage to property or premises, defaults in rent, and/or extraordinary cleaning.

B. Home provider may acknowledge receipt of $ _____ as security from the Homesharer as described above.

Other Duties of Homesharer:

Homesharer agrees to the following rules and regulations:

A. No alterations, additions and/or modifications shall be made to the premises without prior written consent from the Home provider (i.e. closets, painting, fixtures, etc)
B. The Homesharer shall, together with the Home provider, keep the shared premises in clean and neat condition;
C. Damage to the shared premises or personal property of the Home provider caused by the Homesharer shall be repaired by the Homesharer
D. The Homesharer shall further be liable for any damage to the premises which is caused by any member of the Homesharer's family, guest, or any persons acting under the Homesharer's control
E. The Homesharer shall refrain from any disturbing and/or excessive noises, unlawful drug use and alcohol abuse.

Duties of Home provider:

The Home provider agrees to the following:

A. Home provider shall, together with the Homesharer, keep the shared premises in a clean and neat condition.
B. Repairs or improvements to the premises shall be the obligation of the Home provider except those required of the Homesharer as described above.
C. Home provider agrees, at all times, to be considerate of Homesharer and to refrain from unlawful drug use, alcohol abuse and any disturbing and/or excessive noises.

Termination:

A. Either party may terminate this agreement by given a 30 day written notice to the other party.
B. Home provider has the option to terminate this agreement by giving five days written notice to Homesharer if Homesharer fails to pay rent, destroys property, maintains any nuisance upon or about the premises, or if the Homesharer continues to breach any material provision of this agreement after written notice is given to the Homesharer to discontinue such breach.
C. Homesharer shall have the right to terminate this agreement upon five days written notice to Home provider, if Home provider breaches any material provisions of this agreement.
D. If either party becomes substantially mentally or physically disabled, this agreement will terminate on _____ days written notice and a new agreement may be negotiated if both parties agree.

We agree to be legally bound by this agreement:

_____ _____

Home Provider Signature Date

_____

Printed Name of Home Provider

_____ _____

Home Sharer Signature Date

_____

Printed Name of Home Sharer

In case of emergency contact:

Home provider:

Name _____Relationship _____

Address _____

Phone Number: (home) _____ (work) _____

Home provider:

Name _____Relationship _____

Address _____

Phone Number: (home) _____ (work) _____