WELCOME TO Mount Washington Valley HomeShare

MWV HomeShare a partnership between the MWV Housing Coalition & MWV Age Friendly Community as a service nested within the non-profit Gibson Center for Senior Services whose mission is to enable seniors in New Hampshire's Northern Carroll County to live independently and actively, with purpose and dignity. MWV HomeShare that mission by increasing workforce housing and helping seniors continue to live and age at home in the Mount Washington Valley. We facilitate matches between homeowners—people with extra room—and home seekers—those looking for a home and looking to become housemates. We hope this handbook can help lay the groundwork for a successful shared living arrangement.

Note: MWV HomeShare is NOT an emergency housing resource. The process of matching compatible homeowners and home seekers can take time. Background screening of all participants is required. We cannot provide emergency housing.

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Overview of HomeSharing

What is homeSharing? HomeSharing is two or more unrelated persons sharing a home. It can be that simple. Companionable housemates share common living areas such a kitchen, laundry, living spaces and outdoors while having private, separate bedroom and bathroom facilities.

How does it work? MWV HomeShare helps facilitate matches between people who own a home (homeowners) and people who need a home (home seekers). Home seekers pay rent to the home owners. Sometimes the rent is reduced if services are provided. MWV HomeShare does not arrange rent-free engagements but will assist homeowners and home seekers arrange for bartered service agreements if these are desired. Home seekers are not employees of the homeowner.

HomeSharing is designed to provide long term housing. Typical home sharing relationships last from 1-4 years with a minimum of 90 days. We cannot provide emergency housing.

The National Home Sharing Trend
Over 60 organizations nationwide—including HomeShare Vermont, HomeShare Now, HomeShare San Luis Obispo, Fishline in Washington state, and Elderhelp San Diego—have assisted thousands of homeshare participants with successful homeshare matches since the 1970's. There are a multitude of reasons why people engage in home sharing.

Benefits of HomeSharing.
Homeowners with empty, available space can produce income to offset high property taxes; they want to conserve resources by sharing; they want to help provide needed workforce housing in their town; they need home, property or living assistance; they want to build community and reduce isolation; they want to live mindfully with less environmental impact.

Homeseekers can find affordable living in the towns where they work. They can provide companionship, assistance around the house and yard, and develop meaningful relationships in the home and neighborhood. MWV HomeShare was created to facilitate matches between compatible home seekers and home owners for all of these reasons.

The rewards of choosing home sharing can be substantial. This handbook covers what you need to know to get started with MWV HomeShare. It will help you understand your goals, our application and intake process and interview tips. We also have a sample Living Together Agreement. We hope to provide assurance, help set the best expectations, and help you understand New Hampshire law and guidelines for a successful and long -term homeshare experience.

Services

We are a non-profit with the intent to expand affordable housing options in the Mount Washington Valley while also increasing the opportunities for homeowners to live and age well at home. Our volunteers will:

1. Pre-screen home owners and visit the homes to verify conditions and amenities
2. Complete full background checks on home seekers and homeowners to create a pool of qualified home sharers
3. Complete application intake interviews.
4. Connect you with potential good matches for your homeshare.
5. Provide sample interview questions.
6. Join you for first meetings with potential home share candidates if desired
7. Provide Sample Living Together written agreements and review New Hampshire law

Fees for both homeowners and home-seekers

MWV HomeShare conducts a variety of background screens for all participants, both seekers and owners. This level of screening is costly, and homesharers are required to help cover the costs of our matching services by paying an up-front application and screening fee of $50 when submitting their application. Note: this fee is good for two years. Secondly, at the signing of a Living Together Agreement or lease agreement, the homeowner is asked to provide to MWV HomeShare a donation to help cover our operations costs.

Things to Consider Before You Begin

Note: The application/screening fee is non-refundable, so please read our Participant Requirements on page 9 and 10 carefully before you apply to our program. If you aren't sure you qualify, give us a call and let's talk. Home-seekers - not sure about your credit score? There are lots of websites where you can check it for free.

Home sharing can work in many different ways with open, honest communication and well- established expectations. Although differences can bring challenges, they often contribute to maintaining flexibility and a resilient, collaborative culture. Take your time to consider it. Talk it over with family and friends and the MWV HomeShare staff.

Think About What You Want: In the next section we have helpful questions to assist you in preparing for our intake questions and interviews with home sharers.

Background and reference checks:
MWV HomeShare wants you to be confident with your homeshare arrangement. We obtain checks of criminal background, credit, sex offender registry, eviction history and verify the income of home-seekers. We obtain checks of criminal background, sex offender registry, and mortgage status of our homeowners. We also check four references for each of the homeseekers and homeowners.

Homeshare participants decide:
All decisions about sharing homes will be between the homeshare participants.

Trial match:
We strongly recommend a trial match period so both parties have the opportunity to get acquainted and test their compatibility in the real world. Typically, the home seeker stays with the homeowner for from a few days to two weeks as a guest without paying rent. During a trial period, the seeker must maintain his or her original home and the homeowner not make any difficult home changes during this time, so there is no obligation on either party if the trial period ends without a right fit. The seeker should conduct the trial period as a guest with only a suitcase, but should bring any pets to test their compatibility in the household.

Living Together Agreement:
This agreement spells out the terms and rules of the house and how the parties will agree to live together, including guidelines for noise, guests in the house, pets, car parking and storage areas and more. (sample agreement in the Appendix C)

Safety:
MWV HomeShare helps provide a safe and secure screening process for home seekers and owners. General precautions are always recommended: keep jewelry and money in a safe place; store prescription drugs in your own bedroom - not in commonly used areas of the house; do not ask your homesharer to help with your finances; do not share credit card or social security numbers; and beware of anything sounding too good to be true.

Ending your match:
Most home shares end because of changing needs. Experience suggests that shares often last from one to four years, but some will last shorter or longer periods. One person may find a job in another city, may find a romantic partner or decide to move in with family members or move into a home alone. Be honest about your needs and life changes in your communications with housemates, but avoid personal attacks and do not take it personally if a match ends.

Non-Discrimination Policy
Choosing your home share partner is up to you. We'll provide pre-screened applicants who match your preferences. MWV HomeShare abides by the Fair Housing laws and accepts all applicants, regardless of race, religion, color, national origin, age, sex, sexual orientation, marital status, disability, the presence of minor children, receipt of public assistance or gender identity. It is your decision regarding who you want to live with.

Home Seeker - Know What You'd Like in a Home Share Situation

Why homeshare? A feeling of community? Security? More affordable housing than traditional rentals? Flexibility of lease—month-to-month? A nicer home or neighborhood than you could afford alone?

Furnished rooms or Unfurnished? Do you prefer the room furnished or unfurnished (or partially furnished)? Should you get a storage room to store extra belongings you won't need for daily living? How much storage do you need in a home share?

Finances: How much can you afford to pay for a room and utilities? Does this amount leave you with adequate money to pay other bills and living expenses?

Trust, Respect and Flexibility: Can you keep agreements you make and trust this housemate and respect their needs and be flexible?

Noise levels: TV, talking, radio, parties, loud music etc. (What kinds of noises are you comfortable with and can reduce if asked?)

Cleanliness habits: What level of tidiness and cleanliness are important to you in the common and shared areas?

Smoking: Are you willing to follow smoking restrictions in the home? Are you okay with a housemate smoking in the home, or only outside?

Guests: Do you plan on having guests for entertaining? How often do you have friends or family visit? Do any of your guests have children or pets? Do you require that your selected home share situation allow overnight guests?

Private areas and shared/common areas: Do you need the use of a full kitchen or will you be content with a kitchenette (microwave, mini-fridge and sink)? Will you need kitchen cookware?

Tasks and Responsibilities: Who will be responsible for taking the trash out, cleaning up pet hair, scrubbing the toilets and other household and garden chores. Are cleaning supplies provided and shared? Is there a vacuum that can be shared?

Allergies, sensitivities: Are you scent-sensitive? Will the home share housemate need to remove scented candles, air fresheners or strong perfume/colognes from

common areas? Are you willing to be cooperative with their allergies or other sensitivities?

Parking, storage and garage use: Do you need space in a garage for your car? Do you have bicycles, motorcycles or other items that need to be stored indoors or under cover? Where will you park?

Pets: Do you or anticipate having pets? Are you interested in sharing a home that has pets? Is there a fenced yard? Will your pet be allowed in only private areas or private and common?

Food and meals and shared items? Would you be interested in sharing some meals, or cooking meals in common? How do you feel about sharing utensils and/or food items?

Home-seeker Participant requirements:

1. Income Verification: Applicant must have verified income of at least $850 monthly, shown by pay stubs, social security award letter, bank statement or other verification.
2. Valid Photo Identification: Driver's license, state issued ID card, or passport.
3. Completed Application with additional forms, including signed authorization to conduct background screening and waivers.
4. Must pass the MWV HomeShare Background Screen, including credit check, criminal history, National Sex Offenders Registry. Credit should be at least 600.
5. Personal References: Applicants must provide the contact information of four references we can speak with (no family members or spouses/partners.) Friends, employers, landlords or roommates are all acceptable. Staff or volunteers will contact each person by phone.
   Note: Negative references regarding an applicant's ability to live with others and adhere to appropriate behavior may be cause for rejection from the program.
6. Evictions: We will check the national eviction database and are not able to accept homeshare participants with an eviction on their record.
7. Criminal History. No misdemeanors or felonies in prior 7 years and not on parole. (If convictions were more than 7 years ago, you may be eligible for the program on a case by case basis.)
   a. Sexual offenses – automatic disqualification
   b. Violent crimes – automatic disqualification
   c. Crimes involving theft or fraud – automatic disqualification
   d. Crimes involving elder abuse – automatic disqualification
   e. Nonviolent crimes < 7 years ago – automatic disqualification
   f. Nonviolent crimes > 7 years ago – handled on a case by case basis
8. Mental health and substance abuse issues can affect homeshare relationships and should be discussed between prospective homeshare participants. If sobriety issues exist, homeshare participants should have at least two years sobriety and maintain a relationship with a sponsor

Homeowner – Know What You'd Like in a Home Share Situation

Why homeshare? A feeling of community? Security? Able to offer more affordable housing than traditional rentals? Flexibility of lease—month-to-month? Companionship? Bartered services needed? If so, which ones? (NOTE: a housemate sharing your home is not an employee and is not obligated to provide any services not specified in the Living Agreement)

Furnished rooms or Unfurnished? Are you offering a furnished or unfurnished (or partially furnished) room? Are there furnishing you do not want a housemate to use? Do you have storage to offer for the housemate?

Finances - How much are you asking for the space and will there be utilities included or apportioned? Do you have a means for determining apportioned utilities? Do you have Wi-Fi? Cable?

Trust, Respect and Flexibility - Can you keep agreements you make and trust this housemate and respect their needs and be flexible?

Noise levels - TV, talking, radio, parties, loud music etc. (What kinds of noises are you comfortable with or will reduce if asked?)

Cleanliness habits - What level of tidiness and cleanliness are important to you in the common and shared areas?

Smoking - Am I placing smoking restrictions in the home? Am I okay with my house mate smoking in the home, or only outside?

Guests? Am I okay with my housemate entertaining guests? How often might there be friends or family visits? Do any of their guests have children or pets? How will you handle requests for overnight guests?

Private areas and shared/common areas - Are you offering to share your full kitchen or are you offering use of a kitchenette (microwave, mini-fridge and sink)? Will you share kitchen cookware?

Tasks and Responsibilities - Who will be responsible for taking the trash out, cleaning up pet hair, scrubbing the toilets and other household and garden/lawn chores.

Allergies, sensitivities - Are you scent-sensitive? Will your housemate need to remove scented candles, air fresheners or strong perfume/colognes from common areas? Are you willing to be cooperative with their allergies or other sensitivities?

Parking, storage and garage use? Do you have space in a garage for the housemate's car? Do you have space for bicycles, motorcycles, kayaks or other items that need to be stored indoors or under cover? Where will the housemate park?
Pets: Do you have pets?
Does the potential housemate have pets? Are you interested in sharing a home that has pets? Will pets be allowed in only private areas or private and common?

Food and meals and shared items? Would you be interested in sharing some meals, or cooking meals in common? How do you feel about sharing utensils and/or food items?

Homeowner(s) participant requirements:

1. Valid Photo Identification: Driver's license, state issued ID card, or passport.
2. Completed Application with additional forms, including signed authorization to conduct background screening and waivers.
3. Must pass the HomeShare MWV-Gibson Background Screen, including, criminal history, National Sex Offenders Registry. We will confirm a current mortgage status or proof of homeownership.
4. Personal References: Applicants must provide the contact information of four references we can speak with (no family members or spouses/partners.) Friends, neighbors, employers, or previous roommates are all acceptable. Volunteers will contact each person by phone. Note: Negative references regarding an applicant's ability to live with others and adhere to appropriate behavior may be cause for rejection from the program.
5. Criminal History. No misdemeanors or felonies in prior 7 years and not on parole. (If convictions were more than 7 years ago, you may be eligible for the program on a case by case basis.)
    a. Sexual offenses – automatic disqualification
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    e. Nonviolent crimes < 7 years ago – automatic disqualification
    f. Nonviolent crimes > 7 years ago – handled on a case by case basis
6. Mental health and substance abuse issues can affect homeshare relationships and should be discussed between prospective homeshare participants. If sobriety issues exist, homeshare participants should have at least two years sobriety and maintain a relationship with a sponsor.

Ready to HomeShare?

Call the Gibson Center for Senior Services at 603-205-0909 to schedule a personal application and intake interview that will take place by phone. The interview is based on the questions and expectations discussed above. Plan on an hour for this intake.

Keys to Successful Interviewing

Your first conversation with potential home share participants will likely be a phone interview. Appendix A contains sample interview questions to help you cover all the important bases in your first conversations with a potential home share match, and post-interview notes to help you decide. After the phone interview, you may be asked to meet the person at a coffee shop or other neutral location to sit down together and talk in more detail.

Keys to Success Interviews

- *No Expectations – Pay Attention*
- *Start light-heartedly* – This is a getting to know you time so keep it light
- *Patience:* Wait to find the right person.
- *Flexibility:* Don't sweat the small stuff; be open to differences and adaptability.
- *Privacy*: Ensure respect for each other's private spaces and time
- *Reasonable expectation:* Understand differences and limits on time and capabilities. Outline up front what the expectations will be and plan to stick to them.
- *Win-Win:* In order for the homeshare to work, all parties need to be happy with the situation. Don't make assumptions, but work to identify needs which may be different. Determine what are your "can't live withouts" and "can't live withs"
- *Be able to say no.*
- *Don't take it personally if your first interviews do not result in a match:* Your home may be your castle, but location, cost, décor and amenities may not be what someone else wants.

Appendix A

Fee Policy and Acknowledgment

MWV HomeShare will collect fees from program participants - a $50 application fee each to enroll home seekers and homeowners in the program;

1. The application fee of $50 is required, along with a fully completed application package, to enroll home seekers and homeowners in the program.
2. Couples applying together must submit separate applications and $50 per person because of the background check services. References may relate to both persons.
3. Upon signing of Living Together Agreement, the homeowner is asked to consider a donation to MWV HomeShare to cover our ongoing operational costs. Average contributions equal the first month's rent. All rental payments will be paid directly to the homeowner.

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There will be no ongoing fees.

*HomeSeekers - Be aware that there may be a deposit required by the homeowner and utility and other costs on top of the rent, depending upon the living together agreement.

Appendix B Participation Agreement and Release

Homeowners and Home Seekers

The volunteers of MWV HomeShare use their training and experience to bring together those who have housing and those who are in need of housing in order to provide housing and community connections. Each of the undersigned acknowledges the following:

a. although MWV HomeShare has introduced me/us to a person(s) with whom a possible housing arrangement may be made, neither MWV HomeShare nor any of its directors, officers, employees, agents, or contractors have made any representations or warranty about any such person(s), including the accuracy of any information furnished by such person(s) to MWV HomeShare or the ability of any such person(s) to perform his, her, or their obligations with such possible housing arrangement;

b. any housing arrangement I/ we may enter into will be voluntary;

c. any decisions in the selection and/or acceptance or rejection of a housing arrangement of a person or persons with whom I enter into such housing arrangement, will be made solely by the me/ us and MWV HomeShare had no part in such decision;

d. neither MWV HomeShare nor any of its directors, officers, employees, agents or contractors has made any expressed or implied guarantees or warranties regarding the suitability of any housing arrangement entered into by me/ us or the success of such housing arrangements;

e. when a client calls in for shared housing referrals, names of clients for them to contact may not always be available;

f. MWV HomeShare cannot guarantee that a shared housing placement will be arranged;

g. if I am the homeowner participant, I will be solely responsible for collecting rent and that MWV HomeShare will not be responsible for collecting rent;

h. if I am the homeowner participant, I attest that I am current with any mortgage that is outstanding and I also attest that I have no foreseeable intent of selling the home within the next 12 months.

i. the program staff and volunteers will conduct criminal background, sex offender registry, and reference checks on all participants, and employment

verification, credit and eviction records on all homeseekers, and I/we consent to such checks; and

j. some information provided by me may be disclosed to the public under the Public Records Act.

I/we release and discharge, and agree to indemnify, hold harmless and defend, MWV HomeShare and the Mount Washington Valley Housing Coalition and the Gibson Center for Senior Services and both directors, officers, employees, agents and contractors from and against claims, causes of action, damages, costs, losses and expenses arising from, related to, or incurred due to the participation by the me/us in any of MWV HomeShare programs or activities, including, without limitation, its Home Sharing program.

Release and indemnification: In consideration of my participating in the Program, I, _____, on behalf of myself, my next of kin and personal representatives, hold harmless, release, waive and discharge the Program (HomeShare), the Agency (HomeShare MWV-Gibson), and each of their officers, directors, representatives, departments, contractors, subcontractors, employees, volunteers, and agents ("the Releasees") from all liability due to the active or passive negligence of any Releasee or otherwise in any way or arising from the Program. I further agree that except in the event of gross negligence or willful misconduct by a Releasee (for which this release shall not apply), I shall bring no claims, demands or litigation of any kind against any Releasees, for any economic or non-economic loss or damage due to mental distress, bodily injury, death or property damage sustained by me arising from or in relation to the Program. Notwithstanding the exclusion of gross negligence or intentional misconduct, I acknowledge that all statutory immunities shall still apply to any Releasee. I also agree to indemnify, defend and hold harmless the Releasees from (i) any liability, demand, damage, claim, cost, loss or expense (including attorney's fees) they may incur because of any lack of capacity or defect in capacity in executing this agreement and (ii) any liability, damage, claim, cost, loss or expense (including attorney's fees) in any way arising from or related to my participation in the Program, MWV HomeShare except that such indemnification may not apply to the fraud, gross negligence or intentional misconduct of such Releasee.

Fair Housing: MWV HomeShare abides by the federal Fair Employment and Housing Act (FEHA), and New Hampshire State law which prohibit discrimination in housing based on age, familial status, sex, gender identity, race, color, creed, disability, national origin, marital status, or sexual orientation, under RSA 354-A:10, as may be amended. HomeShare MWV-Gibson accepts and refers all applicants, regardless of these factors.

Each participant has the responsibility and privilege of choosing his/her own housemate; in some instances, shared housing providers are exempt from the discrimination provisions cited in the previous paragraph. Application questions are designed to assist applicants in finding suitable Home Share matches.

Confidentiality: MWV HomeShare agrees to maintain confidentiality with regard to information set forth on the application or obtained through the investigation process. However, MWV HomeShare also retains the right to disclose said information for any reasonable legitimate purpose in MWV HomeShare sole discretion. The undersigned gives permission for references to be checked by the Home Sharing applicants or MWV HomeShare Staff.

Personal Agreement and landlord approval: Home Sharing applicants also agree that it is his/her responsibility to meet with and interview any potential housemate and to determine if the homeowner is agreeable to a Home Sharing arrangement.

Agreement start and end: The undersigned will inform MWV HomeShare when a Home Sharing placement is made and when said placement ends.

Authorization of background check: I hereby authorize MWV HomeShare to conduct an investigation of my background. I understand that as a homeseeker, the investigation may include verification of my employment, housing, and activities, including, but not limited to, employment, credit, criminal background, sex offender registry, and eviction history. I understand that you may contact all my employers and previous landlords from the past five years. As a homeowner, I hereby authorize MWV HomeShare to conduct an investigation of my background that may include verification of my mortgage status, and activities including but not limited to criminal background, sex offender registry, and references. Clients are responsible for the truth of all statements made on their applications. MWV HomeShare reserves the right to exclude persons from the program for false statements or other just cause. Clients who use language, behavior or actions toward MWV HomeShare staff, clients and/or volunteers that are deemed inappropriate, disrespectful or of a concerning nature will be disqualified from the program. Persons currently on parole will not be accepted as clients.

I/WE HEREBY CERTIFY THAT THE INFORMATION GIVEN ON THE APPLICATION IS TRUE, THAT SUCH INFORMATION MAY BE VERIFIED, AND THAT THIS AGREEMENT HAS BEEN READ AND UNDERSTOOD.

In signing this document, I/we acknowledge that I have read and understand the MWV HomeShare homeshare fees and agreements. I am/we are at least eighteen (18) years of age and fully competent; and I/we execute this release for full, adequate and complete consideration fully intending to be bound by the same.

_____ _____

Signature Date

_____ Resident of: _____

Printed Name

If 2nd applicant:

_____ _____

Signature Date

_____ Resident of: _____

Printed Name

Declaration of Non-Addiction

The Program finds that homeshares can be adversely impacted by sobriety issues, and therefore, in keeping with standard homeshare program practices, we do not recommend homesharing for clients with untreated alcohol or substance addiction issues.

_____Please initial here that you have read the above and you are either a nondrinker/moderate drinker or in recovery/clean and sober for more than two years.

Declaration of Non-Criminal History

I _____ & (if 2 adults) _____ (PRINT YOUR NAME(S) declare as follows: Am an applicant for HomeShare MWV-Gibson's homesharing program. I have never been convicted of any violent misdemeanor or felony and have never been on probation or parole. I declare under penalty of perjury that the foregoing is true and correct.

_____ _____

Signature of Declarant Date

_____

Printed Name

If 2nd applicant:

_____ _____

Signature of Declarant Date

_____

Printed Name

Appendix C - Sample Interview Questions

QUESTIONNAIRE to be completed by the HOMESEEKER

Name(s): _____ Date: _____

Phone_____ Email _____

Preferred Contact Method phone / text / email

Address of home:

Street _____

Town _____ Zip code_____

Are you interested in being a homemate year-round? □ No □Yes

If part time - How many months of the year? _____

What is/are your primary reasons for seeking a home share opportunity? Check all that apply

- ☐ □looking for housing
- ☐ □Companionship
- ☐ □Offer for worker housing
- ☐ □Need bartered services (please list any)
- ☐ □Other?

Rent $ _____/month

Name. _____ Date. _____

Please describe the expectations of a private bedroom. _____

_____

_____

_____

_____

Would you be willing to share a bathroom? □▫ No ▫ □ Yes

Entry: □▫ □ Private □▫□ Shared

Would you like a furnished living arrangement? □ ▫ No □ ▫ Yes □▫ partially - please describe furniture you would need/like to have as part of the agreement

_____

_____

_____

_____

Are steps to the bedroom acceptable? □ □▫ No □ □▫ Yes

Do you require handrails? □ □▫ No □ □▫ Yes

Preferred amenities:

Kitchen □▫ □ Shared □▫□ Private □ ▫□ Kitchenette

Parking for renter: □ □▫ Garage ▫ Street□ ▫ Driveway □ □▫ Other. _____

Wi-Fi Available □ □▫ No □ □▫ Yes

Kitchen storage for the renter

refrigerator □ □ ▫ No □ □▫Yes

cupboard space □ □ ▫ No □ □▫ Yes

cooking equipment ▫ No □ □▫ Yes

Kitchen use – renter can use the kitchen utensils and equipment? □ □▫ No □▫ Yes

Laundry: □ □▫ No □ □▫Yes

Common Living area? □ □▫ No □ Yes

Utilities:

Heat: ▢ included ▢ apportioned

Electricity: ▢ included ▢ apportioned

Water: ▢ ▢ included ▢ apportioned

Cable: ▢ ▢ included ▢ apportioned

Other notes: Gardens ▢ ▢▢ No ▢ ▢▢ Yes Storage ▢ ▢▢ No ▢▢▢ Yes

Wheelchair Access? ▢ ▢ ▢ No ▢ ▢▢ Yes

Other amenities: _____

_____

_____

_____

Getting to Know Me

Have you shared your home with a non-family member before? □ No □ Yes

If yes, what was positive about that experience? _____

_____

Negative? _____

_____

Do you have pets? □ No □ Yes If yes, what types? _____

Would you like to have pets with you at the new residence? □ No □ Yes

What types? _____

Please describe any hobbies, habits, interests that could affect a housemate.

_____

_____

_____

Do you smoke? □ No □ Yes what substance? _____

Are you okay with others smoking? □ No □ Yes

If yes, what substance? _____

Do you drink alcohol □ No □ Yes

If yes, please describe how often/amount._____

Are you okay with others drinking alcohol? □ No □ Yes

If yes, please describe how often/amount _____

Are you interested in sharing meals 1- 10 (1= Never 10= Every day). _____

Do you have food preferences or a special diet? □ No □ Yes

If yes, please describe: _____

Do you have food allergies? □ No □ Yes

If yes, please indicate: _____

Do you have any chemical sensitivities? □□○ No □ □○ Yes

If yes, please indicate: _____

Do you have sensitivities to TV / Music / Noise □ □○ No □ □○ Yes

Please describe your preferences. _____

_____

What are your sleeping habits: regular nighttime / daytime / varies Any requirements?

_____

_____

Do you have children? □○ No □ □○ Yes

If yes, how many? _____ What ages? _____

Are you okay with children living at the home? □ □○ No □ □○ Yes

Do you have visitors or entertainment habits a housemate should know about?

□□○ No □ □○ Yes If yes, please indicate: _____

_____

_____

Are you comfortable with the housemate having visitors? □ □○ No □ □○ Yes

If so, when, who, what hours? _____

What are your expectations for cleanliness?

1-10 (10 = all bleached down and no dust). _____

What are your expectations for neatness in the shared spaces?

1-10 (10 – no clutter at all). _____

Are you willing to assist with housekeeping and chores in return for a reduced rent?

□○ No □ □○ Yes If so, please indicate those chores you would consider. Be specific._____

_____

_____

Do you have any disabilities? ▢ No ▢ Yes

Do you have strong religious, political or other views or practices that could affect a home share relationship? ▢ No ▢ Yes

If yes, please describe _____

_____

_____

If you are employed, what are your hours in general? _____

_____

_____

Is there anything special about you and/or your housing situation that has not been touched on yet that you feel we should know? Is there anything you would like the homeowner to know about you?

_____

_____

_____

REFERENCES

It is advisable to Include at least one reference from a previous landlord or roommate, and one previous or current employer. Please notify each reference that I will be calling. References may include close friends, clergy, advisors, teachers or other community members.

Reference #1

Name:_____ Title: _____

Phone: _____

email: _____

Company: _____

Reference #2

Name:_____ Title: _____

Phone: _____

email: _____

Company: _____

Reference #3

Name_____ Title: _____

Phone: _____

email: _____

Company: _____

Reference #4

Name:_____ Title: _____

Phone: _____

email: _____

Company: _____

Questionnaire to be completed by the Homeowner:

Name: _____ Date: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Primary Language: _____ Date of Birth: _____

Gender: Male or Female

Emergency Contact: _____

Emergency Contact Phone: _____

Are you a resident in your home year-round? ☐ No ☐ Yes

If part time - How many months of the year? _____

Are you in agreement with a housemate living in the home year-round? ☐

☐ No ☐ Yes

HOUSEHOLD & AMENITIES

Which best describes your home? ☐

☐ House ☐ Condo ☐ Apartment ☐ Mobile Home

Who lives in your current household? (adults, children) _____

How many housemates will you accept? (adults, children) _____

Do you prefer to live with housemates who are ☐ Male ☐ Female ☐ No preference

Do you have any animal companions? ☐ No ☐ Yes

If yes, please specify_____

Are you able to accept animal companions? ☐ No ☐ Yes

If yes, please specify: _____

_____

_____

ROOM

What are the dimensions? _____

Is there a lock on the bedroom door? □ □ No □ □ Yes

Is there a separate entrance? □ □ No □ Yes

Is there a private bathroom? □ □ No □ □ Yes

Is the room furnished? □ □ No □ □ Yes, please describe: _____

_____

AMENITIES

Will your home mate have full kitchen access? □ □ Yes □ □ Limited use – please describe: _____

Is there available parking? □ □ street parking □ □ private parking

Is there in home laundry? □ □ No □ □ Yes

Is there available storage space? □ □ No □ □ Yes, please describe _____

_____

Does your home have internet? □ □ No □ □ Yes

Is the home wheelchair accessible? □ □ No □ □ Yes

Describe any stairs inside or outside your home: _____

TIMELINE & COSTS

Timeline: Preferred Moved in Date: _____

Room: Cost. $_____ Deposit: $_____ Max Occupancy: ___ Total Move in Cost $_____

Please estimate your average monthly utility costs, and check those to be SHARED	□ Electricity □ Water □ landline □ internet	$_____ $_____ $_____ $_____	□ Gas □ waste □ cable □ Cleaning	$_____ $_____ $_____ $_____

For shared utilities, how will costs be divided?	▢ Home mate will pay flat rate of $_____ to cover personal use of shared utilities. ▢ home mate will pay any increase in shared utilities above the average historical costs (previous bills to be shared with home mate for reference) ▢ home mate will pay 50% of shared utilities as bills arrive other (please describe)_____

TASK EXCHANGE

Some home providers elect to reduce the cost of the room in exchange for help with household chores (no medical care or personal care giving). If you are interested in a task exchange, please specify the help you are looking for, along with an estimate of how much time per week or month would be desired: _____

_____

_____

_____

LIFE STYLE PREFERENCES

Please check all that apply…

Which best describes your guest policy, if given advance notice?	☐ Daytime and overnight guests are welcome	☐ Open to discussion	☐ Prefer no guests
What is your preferred housemate dynamic?	☐ Keep to myself	☐ Spend time together	☐ Open to both
Do you smoke?	☐ Yes, including indoors	☐ Yes, outdoors only	☐ No
Would you accept smoking in the home?	☐ Yes, including indoors	☐ Yes, outdoors only	☐ No
Do you use inhaled cannabis?	☐ Yes, including indoors	☐ Yes, outdoors only	☐ No

Would you accept inhaled cannabis use in the home?	☐ Yes, including indoors	☐ Yes, outdoors, only	☐ No
Do you use edible or topical cannabis?	☐ Yes	☐ No	
Would you accept edible or topical cannabis use in the home?	☐ Yes	☐ No	
Do you drink alcohol?	☐ Yes, frequently	☐ Yes, occasionally	☐ No
Would you accept alcohol in the home?	☐ Yes	☐ No	
Do you store firearms at home?	☐ Yes	☐ No	
Would you accept stored firearms in the home?	☐ Yes	☐ No	
How often do you use the kitchen?	☐ Infrequently	☐ Weekly	☐ Daily
Would you be willing to share meals?	☐ No	☐ Yes	☐ Sometimes
How often do you watch TV and/or listen to music in common areas?	☐ Never	☐ Occasionally	☐ Daily
What best describes our cleaning style?	☐ Extremely clean	☐ Pick up after myself	☐ cleaning is not a priority
How often are you at home?	☐ variable hours, please describe:	☐ evenings and weekends	☐ Most of the day

Do you have food preferences or special diet? ☐ No ☐ Yes

If yes, please describe: _____

Do you have food allergies? □ □ No □ □ Yes

If yes, please indicate: _____

Do you have any chemical sensitivities? □ □ No □ □ Yes

If yes, please indicate: _____

Please describe your home, available room(s), neighborhood or anything notable about your home (e.g. compelling features, backyard). _____

_____

_____

_____

_____

How would you describe your preferred housemate? Note: Please do use NOT specific characteristics such as: race, religion, disability status, sexual orientation, and age. _____

_____

_____

_____

_____

How would you describe your personality as a housemate? What is or was your occupation? What do you like to do in your free time? Note: We recommend that you do NOT include personal characteristics such as: race, religion, disability status, sexual orientation, and age. You are welcome to discuss further with staff if disclosing such information is important to assure your personal safety and/or match compatibility.

_____

_____

_____

_____

Do you have additional "house rules" not yet described? If so, please specify.

_____

_____

_____

Title LV - Proceedings in Special Cases

CHAPTER 540-B
RENTAL OF SHARED FACILITIES

Section 540-B:1
Definition; Shared Facility. –
I. A "shared facility" means real property rented for residential purposes which has separate sleeping areas for each occupant and in which each occupant has access to and shares with the owner of the facility one or more significant portions of the facility in common, such as kitchen, dining area, bathroom, or bathing area, for which the occupant has no rented right of sole personal use.
II. A shared facility shall not include:
(a) Facilities rented to transient guests intended for use of less than 90 days.
(b) Rooms in hotels, motels, inns, tourist homes, and other dwellings rented for recreational or vacationing use.
(c) Rooms provided ancillary to other primary purposes such as jails, student dormitories, nursing homes, hospitals, group homes, and emergency shelters.
Source. 2001, 277:3, eff. Jan. 1, 2002.

Section 540-B:2
Nature of Tenancy. – Every tenancy shall be deemed to be at will, and the rent payable as agreed, unless a written contract defines the terms of the tenancy differently. Except as otherwise provided, a verbal rental agreement shall be permitted.
Source. 2001, 277:3, eff. Jan. 1, 2002.

Section 540-B:3
Termination of Tenancy; Notice of Termination. –
I. The owner or agent of the owner of a shared facility may terminate any tenancy without stating any reason. A written 30-day notice of termination shall be required.
II. The owner or agent of the owner of a shared facility may terminate any tenancy for nonpayment of rent. A written 7-day notice of termination shall be required.
III. The owner or agent of the owner of a shared facility may terminate any tenancy for damage to the premises, or behavior of the occupant or guest of any family member of the occupant which adversely affects the health or safety of the other occupants or the owner or the agent of the owner, or

material breech of any rental agreement. A written 72-hour notice of termination shall be required.

IV. The process for termination of tenancy of a shared facility described by paragraphs I-III shall apply in place of the eviction process detailed in RSA 540. Shared facilities governed by this chapter shall not be subject to the eviction process of RSA 540.

Source. 2001, 277:3, eff. Jan. 1, 2002. 2021, 63:1, eff. Jan. 1, 2022.

Section 540-B:4

Termination by Occupant. – An occupant may terminate any at will tenancy by a written 30-day notice or in accordance with any notice requirement of a written rental agreement.

Source. 2001, 277:3, eff. Jan. 1, 2002.

Section 540-B:5

Service of Notice. –

I. The owner or agent of the owner of a shared facility shall give the notice of termination personally to the occupant or attach the notice to the primary entrance to the occupant's separated area.

II. The occupant shall give the notice of termination by the same method used to pay rent or in accordance with any written rental agreement.

Source. 2001, 277:3, eff. Jan. 1, 2002.

Section 540-B:6

Possessory Rights. – The occupant shall have no possessory rights to any portion of a shared facility. The owner or agent of the owner may request law enforcement intervention for any behavior if such action is deemed necessary. The law enforcement officer shall not be precluded from any normal response based on the fact of the rental agreement.

Source. 2001, 277:3, eff. Jan. 1, 2002.

Section 540-B:7

Remedies. –

I. Violations of this chapter shall be subject to the remedies set forth in RSA 540-A:4, however, a tenant of a shared facility must identify in the petition, which may be by a checkbox on the circuit court's form petition, that their rental is governed by RSA 540-B.

II. A tenant shall not enjoy the remedies set forth in RSA 540-A:4 in regard to tenant lockout if the owner or agent of the owner of the shared facility has complied with the requirements of RSA 540-B:3.

Source**.** 2001, 277:3, eff. Jan. 1, 2002. 2021, 63:2, eff. Jan. 1, 2022.

Section 540-B:8

Possession. – The owner or agent of the owner of a shared facility may take possession of the separated areas used by the occupant at the end of the notice period. The owner or agent of the owner may request law enforcement intervention as necessary.

Source. 2001, 277:3, eff. Jan. 1, 2002.

Section 540-B:9

Personal Property. – The owner or agent of the owner of a shared facility shall retain and exercise reasonable care in the storage of the personal property of the occupant who has vacated the premises for a period of 3 days after the date on which such occupant has vacated. After the 3-day period, the owner or agent of the owner of a shared facility may dispose of such property without notice to the occupant.

Source. 2001, 277:3, eff. Jan. 1, 2002.

Section 540-B:10

Security Deposit. – The owner or agent of the owner of a shared facility may require a security deposit in an amount to be determined by the owner or agent of the owner. If the deposit amount is more than the equivalent of 30 days rent, there shall be a written instrument acknowledging receipt and explaining where the deposit shall be maintained and when it shall be returned. If there is no written agreement, the deposit shall be returned within 20 days after the occupant has vacated.

Source. 2001, 277:3, eff. Jan. 1, 2002.

Appendix D—Sample Living Together Agreements and Exit Plan

We hope this agreement can help lay the groundwork for a successful shared living arrangement between you and your roommate(s). The following pages detail things to consider prior to sharing a home, exit planning, and issues individuals must clarify with each other when sharing a home. At first glance, many of these things may seem basic. However, little things matter! Each home sharer should complete the following pages together. We also recommend that you review the agreement regularly after living together when any changes occur (i.e. visitors coming to town, new pets, etc.). Changing realities will affect the household, and it is impossible to anticipate all issues which may arise.

Home Share Agreement #1

Homeowner name; _____

Address: _____

Phone: _____ Email: _____

AND

Home Seeker name; _____

Address: _____

Phone: _____ Email: _____

Contribution per week _____ Starting on ___/_____/20____

IT IS AGREED THAT: The homeowner (HO) and home seeker (HS) agrees to follow the rules and conditions set for in his accommodation agreement. Each of the parties agrees to pay the following expenses incurred in relation to the premises (HO or HS to be noted against each item

_____ **Electricity** $_____ or _____%

_____ **Internet** (unlimited WiFi is included with rent) or $_____ contribution

_____ Other subscriptions - such as Netflix, Spotify, AppleTV, YouTubeTV, etc

_____ **Water** paid as part of rates by homeowner

_____ **Food** - share food of $_____, rest at own discretion

_____ **Rubbish**

_____ General maintenance/upkeep _____/to assist with

_____ Other_____

Phone - own responsibility

Pets: If pets are permitted under this agreement each pet owner shall be solely responsible for all damages caused by their pet. This includes, but is not limited to: damages to furniture, carpeting, doors, lawn and garden. Also the pet owner will be responsible for all pet expenses, vet bills and food.

Insurance - expected that the homeowner has coverage for the building and own contents and home seeker has insurance for own contents.

INITITIAL CONTRIBUTION:

_____ weeks in advance $_____ = Total $_____

This allows for a trial period and the agreement can be terminated by either side in the first _____ weeks.

Date received _____ Sharing commences on_____

NOTICE OF VACATING

4 weeks notice to be given - in person or writing

RENT

Please set up an automatic payment for $_____ weekly with your name as a reference to the account

Bank name _____

Bank phone number _____

This accommodation is for #_____person/people only

Home Seeker agrees to:

- pay financial contribution on time.
- keep the room responsibly clean and tidy and follow house rules.*
- Use the room for residential purposes. Not use the room for any unlawful purposes.
- Not disturb the neighbors
- No altering the room without the homeowner's permission.
- No smoking, vaping or illicit drugs.
- Advise on any holidays or periods of vacancy.
- Advise on any visitors staying over.
- Repair or replace any damaged or broken items.
- Advises homeowners of any maintenance that needs attention as soon as possible. Every endeavor is to make the repairs in accordance with house rules).
- At the end of the sharing agreement, leave your part of the property clean and tidy - as good a condition as found at the beginning of the agreement.

I look forward to you sharing my home.

I agree to the terms outlined in this worksheet as a guide for our homesharing arrangement.

_____ _____

Homeowner Signature Date

_____

Printed Name of Homeowner

_____ _____

Homeseeker Signature Date

_____

Printed Name of Homeseeker

Home Share Agreement #2:

This is a legally binding agreement. It is intended to promote a successful shared living arrangement by clarifying the expectations and responsibilities of the Homeowner and Tenant when they share the same home. The term "Landlord" refers to the Homeowner. The Landlord shall provide a copy of this executed document to the Tenant, as required by law.

This agreement is entered into on this _____day of _____, 20_____
(Day) (Month) (Year)

Between Parties: Homeowner/Landlord Tenant

_____ _____
(First name) (Last name) (First name) (Last name)

Shared Housing Unit Located at:

_____
(Street)

_____ _____ _____
(City) (State) (Zipcode)

Terms

Length of Agreement: _____Start date:_____End date:_____

Either party must give *thirty (30) days* written notice prior to expiration of lease or lease will continue on a month to month basis with *thirty (30) days* written notice required by either party thereafter. Tenant occupancy begins at *12:00pm* on the first date of lease and ends at *5:00pm* on the last date of lease unless otherwise agreed upon in writing.

Rent Amount

$_____, is payable monthly on the _____day of the month, to_____.
(Homeowner)

Utilities

Rent

- ☐ does include utilities.
- ☐ does not include utilities.

  If rent does not include, utilities bills will be apportioned as follows:

  - Gas/Fuel oil/pellets/wood: Tenant pays_____% of monthly bill.
  - Electricity: Tenant pays_____% of monthly bill.

- Water/Sewer: Tenant pays_____% of monthly bill.
- Garbage/recycling: Tenant pays_____% of monthly bill.
- Phone: Tenant pays_____% of monthly bill.
- Cable/Internet: Tenant pays_____% of monthly bill.

Conflict Resolution

Each housemate will strive to develop mutual cooperation and respect 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 household consensus
- ☐ Decision by Homeowner/Landlord
- ☐ Mediation by impartial third party
- ☐ Decision by household majority vote

Privacy

As required by law, the Landlord may enter the Tenant's room only for the following reasons: (a) in case of an 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, except by necessity, cases (a) and (c) above.

Deposits

Security Deposit: paid on_____ amount $_____

Last month's rent: paid on_____ amount $_____

Other refundable deposit (e.g., telephone or utility deposit for payment of bills after Tenant moves out) in the amount of $_____ was paid on_____

- This deposit is refundable within thirty days after the Tenant vacates the premises.

- If any portion of the deposit is deducted, an accounting and verification of the reasonableness of the deduction will be provided to the tenant.

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 room (s) 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 30 days after the Tenant vacates, the Landlord shall return the deposit to the Tenant less any deductions, if any, and 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.

Other Agreements

_____

_____

_____

_____

_____

_____

_____

Fill out either a) or b) as it applies to your agreement

_____A) Landlord _____will or _____ has provide(d)Tenant with a copy of the Condition of Rental Property Checklist, completed when Tenant first moved in.

_____B) Both Landlord and Tenant will complete attached Condition of Rental Property Checklist within three days of the move-in date.

_____ _____

Tenant (Print) Landlord (Print)

_____ _____

Signature Signature

Home Share Agreement #3:

The parties to this agreement are, homeowner: _____

And home-seeker(s), _____

*If parties are leasing a home or apartment together, a lease agreement with a landlord will be different from the Homeshare Living Together agreement. MWV HomeShare recommends a written lease with the landlord, in such cases, and an additional Living Together Agreement between home sharers.

WE AGREE TO THE SPECIAL CONDITIONS AS SET FORTH BELOW:

Rent $_____ /month (set amount home-seeker pays homeowner)

Security Deposit Amount $_____optional (Deposit is refundable after seeker moves out as long as home is in good order and all shared expenses have been paid)

Renter's Insurance:

The homeseeker will obtain and provide proof of renter's insurance

Start Date of Agreement: _____

If the start date of agreement is not the first day of the month, rent will be paid every month on the monthly anniversary of the start date. If another date is chosen by agreement, a prorated first month is due.

SECTION 1: Private Space Use

Bedroom and Bathroom Use

- The homeseeker agrees to maintain their assigned bedroom and bathroom in a clean, safe condition.
- Homeowner will not enter these spaces without permission unless for emergencies or pre-planned maintenance.

SECTION 2: Kitchen & Storage

Refrigerator space will be divided as follows:

_____

_____

Kitchen storage/counter space will be divided as follows:

_____

_____

Shared dishes, utensils, pots, pans? □ Yes □ No

If yes, list any items that are off-limits or irreplaceable and how they will be protected:

_____

_____

SECTION 3: Meals & Household Supplies

Will meals or food items be shared? □ Yes □ No

- Details: _____

  _____

  _____

Will food be shared regularly or occasionally? _____

Okay to borrow food items occasionally? □ Yes □ No

SECTION 4: Smoking, Incense, Vaping

Permitted? □ Yes □ No

- Indoors: □ Yes □ No — Specific rooms: _____
- Yard: □ Yes □ No — Areas: _____
- Other notes: _____

Possible Common Shared Household Items

Those items that are checked will be shared by the homeowner and homeseeker

Kitchen Supplies

- ☐ Dish soap
- ☐ Dishwasher detergent
- ☐ Sponges/scrub brushes
- ☐ Paper towels
- ☐ Trash bags
- ☐ kitchen towels
- ☐ Food storage containers (e.g., Tupperware)
- ☐ Aluminum foil/plastic wrap
- ☐ Cooking oil
- ☐ Basic condiments (salt, pepper, sugar, etc.)

Bathroom Supplies

- ☐ Hand soap
- ☐ Toilet paper
- ☐ Air freshener
- ☐ Cleaning wipes/spray
- ☐ Plunger/toilet brush

Cleaning Supplies

- ☐ All-purpose cleaner
- ☐ Glass cleaner
- ☐ Disinfectant wipes/spray
- ☐ Broom and dustpan
- ☐ Mop and bucket
- ☐ Vacuum
- ☐ Floor cleaner - wood; tile; carpet
- ☐ Toilet bowl cleaner
- ☐ Bathroom cleaner
- ☐ Scrub brushes
- ☐ Sponges/rags

Laundry Supplies

- ☐ Laundry detergent
- ☐ Fabric softener
- ☐ Dryer sheets or wool balls
- ☐ Stain remover
- ☐ Drying rack

Optional / Special Considerations (check those that apply)

- ☐ Fragrance-free products
- ☐ Eco-friendly or biodegradable products
- ☐ Reusable cleaning cloths instead of paper towels
- ☐ Specific brands or allergy-safe products _____

Who will provide / restock these items?

- ☐ **Homeowner**
- ☐ **Homeseeker**
- ☐ **Split evenly**
- ☐ **Take turns**
- ☐ **Other:** _____

SECTION 5: Privacy & Noise

Are visitors allowed? □ Yes □ No

- If yes, terms: _____

Overnight guests allowed? □ Yes □ No

- Frequency/length of stay allowed: _____

Preferred quiet hours: _____

Private vs Shared Rooms:

- Private to Homeowner: _____
- Private to Homeseeker: _____
- Shared spaces: _____

SECTION 6: Mail & Communication

Who will collect and distribute mail? _____

Where will mail be placed? _____

Additional mailbox key needed? □ Yes □ No

Preferred communication methods:

- Homeseeker: □ Text □ Call □ Email □ Note (placed where?):_____
- Homeowner: □ Text □ Call □ Email □ Note (placed where?):_____

SECTION 7: Security

Who locks doors/windows? _____

Who has keys? _____

Spare key hidden? □ Yes □ No — If yes, where: _____

Comfortable with unlocked doors during the day? □ Yes □ No

Are there guns in the home? □ Yes □ No

- If yes, how are they secured? _____

SECTION 8: Temperature & Utilities

Preferred indoor temperatures: Winter: _____°F Summer: _____°F

Separate heating zones? □ Yes □ No — Set temperatures:_____

Preference: □ Lower utility costs □ Comfort

Will higher energy user pay more of the utility bill? □ Yes □ No

- How will this be determined? _____
  _____

SECTION 9: Pets

Pets allowed in the home? □ Yes □ No

- Allowed pets (name/type): _____

Restricted pet areas: _____

Responsible for pet care/damage: _____

SECTION 10: Parking & Garage

Parking spaces assigned:

- Homeowner: _____
- Homeseeker: _____

Cars allowed on property: _____

Guest parking location: _____

Garage use (if applicable): _____

SECTION 11: Bills & Payments

Will homeowner pay all utility bills? □ Yes □ No

If shared, list household bills and how they'll be split:

_____

Who pays bills and calculates shares? _____

Who pays late fees (if any)? _____

Penalty for late/non-payment: _____

Due date for rent and shared utilities each month: _____

SECTION 12: Exit Planning -

- How much notice will be given? _____
- How will changes in life situations be communicated? _____
- What support will be offered during transitions? _____

Notes or agreements about exit plan: _____

_____

_____

_____

SIGNATURES

I agree to the terms outlined in this worksheet as a guide for our homesharing arrangement.

_____ _____

Homeowner Signature Date

_____ _____

Homeseeker Signature Date

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) _____

EXIT Planning

At some point, your situation will change and you will need to dissolve your homeshare. A successful share has an exit plan. MWV HomeShare hopes you want to share housing, not find yourself in any situation where you feel trapped.

Being honest and caring in conversations eases tensions that might arise when it comes time to end the homesharing arrangement. People's lives change as do their needs. Renters may find employment in another region, or might find a home of their own to buy, or might find a romantic relationship that precludes the general terms of the homesharing arrangement. Homeowners may decide to bring family or other guests into their home, or might decide to sell the property, or may need to arrange for permanent in-home medical assistance. Life happens and it is important to respect each other's changing needs. You have been a success if you created a good living arrangement during the time you lived together.

New Hampshire Law RSA 540-B is clear regarding HomeSharing. The RSA is attached in full on pages 32 - 34 but the summary for terminations of Homeshare state:

Termination by the Homeowner

I. The homeowner may terminate any tenancy without stating any reason. A written 30-day notice of termination shall be required.
II. The homeowner may terminate any tenancy for nonpayment of rent. A written 7-day notice of termination shall be required.
III. The homeowner may terminate any tenancy for damage to the premises, or behavior of the housemate or guest of any family member of the housemate which adversely affects the health or safety of the other occupants or the homeowner or material breach of any rental agreement. A written 72-hour notice of termination shall be required.

Termination by the Housemate.

A housemate may terminate any at will tenancy by a written 30-day notice or in accordance with any notice requirement in a written rental agreement.

Service of Notice.

I. The homeowner shall give the notice of termination personally to the housemate or attach the notice to the primary entrance to the housemate's separated area.

II. The housemate shall give the notice of termination by the same method used to pay rent or in accordance with any written rental agreement.

Other provisions for the Living together Agreement:

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_____

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_____

By signing below, We understand that we are acknowledging and accepting the provisions set forth in this Living Together Agreement and commit to its further development as necessary.

_____

Printed Name of Homeowner

_____ _____

Signature of Homeowner Date

_____

Printed Name of Homeseeker

_____ _____

Signature of Homeseeker Date

Bartering Services for a reduced rent

If you are looking for a housemate that can offer extra help around the house in exchange for some or all of the rent, we can find a match. Housemates provide an average of 6-8 hours of service a week plus pay a small rent or help with utility bills. When we meet with you, we will discuss what a fair exchange might be for the tasks you want help with.

Services someone sharing your home might provide to you:

- A "just in case" presence
- Meal preparation
- Rides to appointments/errands
- Light housekeeping
- Snow shoveling/yard work
- Pet care
- Computer help