

**Home Share Rental Agreement**

*This agreement is provided to Shared Housing Program participants. It has not been prepared or reviewed by a qualified attorney. Its use is not intended to contradict or nullify any rights or responsibilities as provided under law.*

**1. Involved Parties**

- a. Name of Home Provider (Landlord): \_\_\_\_\_
- b. Name of Renter/HomeSharer (Tenant): \_\_\_\_\_

**2. Rental Property**

- a. Address:  
\_\_\_\_\_
- b. The property to be shared is described as follows:  
\_\_\_\_\_  
\_\_\_\_\_
- c. The following furniture, appliances, and other property will be shared:  
\_\_\_\_\_  
\_\_\_\_\_
- d. The following areas of the house or items of property will not be shared or shared only as specified:  
\_\_\_\_\_  
\_\_\_\_\_
- e. Other restrictions:  
\_\_\_\_\_  
\_\_\_\_\_

**3. Pets**

- a.  Are *not* allowed
  - b.  Are allowed
- Description of pet: \_\_\_\_\_

**4. Smoking**

- a.  is not allowed inside or outside rental property
- b.  is allowed inside and outside rental property
- c.  is allowed only outside rental property

Smoking Location: \_\_\_\_\_

**5. Term of Lease**

- a. This agreement shall run month to month beginning on (date) \_\_\_\_\_

6. Rent

- a. Monthly rent is \$\_\_\_\_\_ due by the Renter on the \_\_\_\_\_ of each month.
- b. The following services shall be performed by the Renter in exchange for rent. Failure to provide agreed-upon services may result in an eviction notice (draw a line through this section if not applicable):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Utilities

- a. ( ) The following utilities are included in the monthly rent:

\_\_\_\_\_  
\_\_\_\_\_

- b. ( ) The following utilities will be paid for by the Renter:

\_\_\_\_\_  
\_\_\_\_\_

8. Food Costs

- a. ( ) Are not shared in this agreement
- b. ( ) Are paid by the Home provider
- c. ( ) Are shared as follows:

\_\_\_\_\_  
\_\_\_\_\_

9. Receipt and Security Deposit

- a. Home provider acknowledges receipt of \$\_\_\_\_\_ as rent and \$\_\_\_\_\_ for refundable security deposit on \_\_\_\_\_ (date).

10. Additions to this rental agreement (all additions are subject to current laws):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Home Provider \_\_\_\_\_ Date \_\_\_\_\_ Signature

of Renter \_\_\_\_\_ Date \_\_\_\_\_

## Tenant Readiness Checklist

This checklist is provided as a service to Shared Housing clients. It is a guideline only.

### Getting the Home Ready

There may be things in the home that are not included on this checklist that need to be made ready before a tenant can move in. Be sure to discuss the readiness of the home before the move in date.

#### Tenant's Bedroom

- Room is clean
- Drawers/closet are empty of homeowners belongings
- Exits are free of obstruction
- There is an emergency exit window
- There is a working smoke detector (test)
- Electrical outlets are functional
- Lights work
- Furniture (if room is furnished) is in good repair

#### Bathroom

- Bathroom is clean
- Drains are working
- There is a towel rack for the tenant's towel
- There is shelf space for tenants toiletries
- Electrical outlets are working
- Lights work

#### Hallways

- Hallways are free of obstructions
- Lights are working
- Rugs or flooring lie flat and do not pose a tripping hazard

#### Entrance/Exit

- Entrance/porch lights work
- Entry/exits are free of obstructions
- Steps (if any) are in good repair
- Doors lock

#### Kitchen

- Kitchen is clean
- Appliances (refrigerator, freezer, stove, microwave, etc.) are clean
- Appliances work
- Cabinet space is provided for tenant's food, dishes, pots, utensils
- Refrigerator/freezer space is provided for tenant's food
- Garbage/recycling is contained and area is clean
- Kitchen lights work
- Electrical outlets work
- There is a working smoke detector (test)
- There is a charged fire extinguisher within easy reach of the stove/microwave/toaster oven

#### Living/Dining areas

- Lights work
- Electrical outlets work
- Appliances work
- Smoke detectors are installed and work (test)
- Exit paths are clear