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ON-LINE LISTINGS ❖ EDUCATION ❖ DISPUTE RESOLUTION ❖ RENTAL SUCCESS GUIDE

## RENTAL AGREEMENT FOR A ROOM IN A PRIVATE HOME

This Agreement is between \_\_\_\_\_ (Property Provider) and

\_\_\_\_\_ (Tenant)

for the rental of a room located at \_\_\_\_\_.

The monthly rent is \$ \_\_\_\_\_, payable on the \_\_\_\_\_ day of every month.

A security deposit of \$ \_\_\_\_\_, including Last Month's Rent ( Yes No ), paid on \_\_\_\_\_ (date), shall be refunded by Property Provider within 21 days following Tenant's move-out, less any appropriate and reasonable charges for cleaning and/or for damages caused by Tenant and/or Tenant's guests.

**With 30 days written notice to Tenant, Property Provider may raise the rent, alter the terms of the agreement, or terminate the tenancy; 60 days written notice will be given to terminate the tenancy if Tenant has resided on the premises for at least one (1) year. Conversely, the Tenant MUST give Property Provider 30 days written notice of intent to quit the premises.**

Property Provider agrees to provide the following:

- |  |                                   |   |
|--|-----------------------------------|---|
| <input type="checkbox"/> Electricity   | <input type="checkbox"/> Gas      | <input type="checkbox"/> DSL/Internet Service |
| <input type="checkbox"/> Trash Removal | <input type="checkbox"/> Water    | <input type="checkbox"/> Other _____          |
| <input type="checkbox"/> Cable TV      | <input type="checkbox"/> Gardener | <input type="checkbox"/> Other _____          |

Property Provider and Tenant agree to honor the following House Rules and any additional written Rules attached:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Room Maintenance and Privacy:** Tenant shall maintain room in a safe, clean and sanitary condition. Other than in emergency situations, Property Provider may enter room to initiate repairs only after giving Tenant 24-hour advance written notice.

**In case of emergency, Tenant authorizes Property Provider to contact:**

Name/Relationship: \_\_\_\_\_ Phone: \_\_\_\_\_

Name/Relationship: \_\_\_\_\_ Phone: \_\_\_\_\_

*Sample Form*

**By initialing as provided, Tenant acknowledges the receipt of the following documents (copies of which are attached hereto) and are incorporated herein by reference:**

- |                                      |  |
|--------------------------------------|--|
| _____ House Rules                    | _____ Megan's Law                            |
| _____ Inventory & Condition Report   | _____ Furniture Inventory & Condition Report |
| _____ Repair / Replacement Agreement | _____ Lead Paint Disclosure                  |
| _____ Maintenance Request Form       | _____ Inventory of Personal Property         |
| _____ Other: _____                   | _____ Other: _____                           |

**The undersigned have read the foregoing Lease prior to execution & acknowledge receipt of a copy.**

Dated this \_\_\_\_ day of \_\_\_\_\_, of the year \_\_\_\_\_

**Tenant(s) Signature(s):**

_____	_____
1st Tenant	Date
_____	_____
2nd Tenant	Date
_____	_____
3rd Tenant	Date

**Property Provider's Signature:**

_____	_____
Full Name	Date