**LODGER AGREEMENT**

This Agreement is made between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [insert name of landlord], (the "Landlord"), and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [insert name of lodger], (the "Lodger") and is entered into on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [insert date].

**1. Room**

The Landlord agrees to provide the Lodger with exclusive use of the [furnished/unfurnished] room located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Property Address] and grants the Lodger the right to occupy the room (the “Room”).

**2. Effective Period**

The effective period of this Agreement shall commence on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Start Date] and end on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [End Date] (the "Effective Period"). This Agreement may be renewed by mutual agreement in writing.

**3. Rent**

Lodger shall pay an amount of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [RENT AMOUNT] per \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [week/month/year] as rent to Landlord, payable on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [DUE DATE] of each payment period. In the event of a late rent payment, the Lodger shall pay a late fee of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [LATE CHARGE AMOUNT] for each day late.

**4. Use of the Property**

The Room is for the sole use of the Lodger and the Landlord cannot enter the Room without previous written notice to the Lodger.

The Lodger is granted shared access to the following shared areas (the “Shared Areas”) of the Property:

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

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

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

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

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

[List Shared Areas (e.g., kitchen, bathroom, living room)]

The Lodger agrees to use the Room and Shared Areas responsibly and will not cause any unreasonable disturbance to the Landlord or other occupants of the Property.

**5. Bills and Responsibilities**

Landlord Responsibilities:

Maintain the Property in a proper state for human habitation.

Pay for property taxes, building insurance, and major repairs.

Lodger Responsibilities:

Pay for \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[List Lodger Bills (e.g., utilities, internet) if applicable].

Keep the room and Shared Areas clean and tidy.

Dispose of rubbish responsibly.

Not damage the Property or its contents.

**6. Termination**

Either party can end this Agreement with \_\_\_\_\_\_ [Number] days' written notice to the other party.

**7. Deposit**

Upon signing the Lease, the Lodger will pay a security deposit of \_\_\_\_\_\_\_\_\_\_\_\_\_\_ [SECURITY DEPOSIT AMOUNT] to the Landlord. If there are no damages or unpaid rent, the security deposit will be returned to the Tenant within \_\_\_\_\_\_ [DAYS] after the termination of this Lease.

**8. Entire Agreement**

This Agreement constitutes the sole and entire agreement of the parties concerning the subject contained herein, and supersedes all prior and contemporaneous understandings and agreements, both written and oral, to such subject.

**9. Governing Law**

This Agreement will be governed by the law of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [COUNTRY].

**10. Signatures**

This Agreement can be executed in multiple copies, each copy will be considered an original, and all of which together will make up one complete instrument.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the date first above written.

LANDLORD NAME LODGER NAME

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

Name: Name: