

# FLORIDA MONTH-TO-MONTH ROOM RENTAL AGREEMENT

## 1. PARTIES

This Agreement is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between:

Landlord / Primary Occupant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Tenant / Room Renter: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## 2. PROPERTY DETAILS

Address of Property: \_\_\_\_\_

Tenant will occupy a private room and share common areas including:

- Kitchen
- Bathroom
- Living Room
- Laundry
- Parking
- Other: \_\_\_\_\_

## 3. TERM OF TENANCY

This tenancy begins on \_\_\_\_\_ and continues month-to-month.

Either party may terminate with 15 days' written notice before the end of any rental period (§83.57 F.S.).

## 4. RENTAL PAYMENTS

Monthly Rent: \$\_\_\_\_\_ Due Date: \_\_\_ day of each month.

Cash  Check  Transfer  Other \_\_\_\_\_

Late Fee: \$\_\_\_\_\_ after \_\_\_ days late.

Returned Payment Fee: \$\_\_\_\_\_ (§68.065 F.S.).

## 5. SECURITY DEPOSIT

Security Deposit Amount: \$\_\_\_\_\_ (due before occupancy).

Non-interest account  Interest-bearing  Other \_\_\_\_\_

Landlord will provide written notice within 30 days of receipt per §83.49 F.S.

Deposit must be returned within 15 days (if no deductions) or itemized within 30 days.

## 6. UTILITIES AND SERVICES

Water  Electricity  Gas  Internet  Trash  Other \_\_\_\_\_

Tenant's Share: \_\_\_\_\_

Tenant shall pay within \_\_\_ days of billing or be in breach of this Agreement.

## 7. MAINTENANCE, HOUSEHOLD DUTIES & RULES

- Tenant must keep their room and shared areas clean and sanitary.

- Quiet hours: \_\_\_\_\_ to \_\_\_\_\_.

Smoking not allowed  Smoking allowed outdoors only

Pets not allowed  Pets allowed with approval

No overnight guests  Limited to \_\_\_ nights/month

- Tenant shall respect other occupants and property rules.

## **8. LANDLORD ACCESS**

Landlord may enter with at least 12 hours' notice (§83.53 F.S.) or immediately in emergencies.

## **9. TERMINATION OF TENANCY**

Either party may terminate this Agreement with 15 days' written notice.

Tenant must return keys, remove belongings, and leave the room clean upon vacating.

## **10. DEFAULT AND REMEDIES**

Nonpayment of rent or violation of this Agreement may result in termination (§83.56 F.S.).

Landlord may recover unpaid rent, damages, and attorney's fees.

## **11. GOVERNING LAW**

This Agreement is governed by Florida Statutes Chapter 83 (Residential Tenancies).

## **12. ADDITIONAL TERMS**

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## **13. SIGNATURES**

Landlord / Primary Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_