

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

13. SIGNATURES

Landlord / Primary Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____