

Sub-rental Roommate Contract

This agreement pertains to the apartment located at

Street Address: 494 Wilson St Apt 3

City: Manchester

State: NH

Zip Code: 03103

Lease Holder: Edward A Goodnow

Tenant Roommate: _____

The Lease Holder agrees to allow the roommate to occupy a bedroom in his apartment so long as the following conditions detailed below are followed without fail. If a roommate violates this agreement, they then have 7 days from the date of notice of a violation to vacate their room and remove their property. Tenant Roommate is responsible to pay rent for all days room is occupied by tenant and/or tenant's property and belongings. The Lease Holder reserves the right to determine the length tenants tenancy. Lease Holder will return the pro-rated amount of the Tenant Roommates remaining monthly rent if tenancy is ended mid-month. If a roommate violates this tenancy agreement, then it is up to the Lease Holder to determine the amount of the tenants security deposit to be returned. Lease Holder reserves the right to withhold security deposits equal to the amount of any and all attorney fees, cleanup costs, value of stolen household items, and/or repairs for damages to the apartment or household items inflicted by the Tenant Roommate or their guests.

Overnight guests

No more than 4 consecutive nights for any particular guest without verifying and obtaining approval from the Lease Holder. No guest should have a key to the apartment and no guest should be in the apartment without the Tenant Roommate. Prior approval by Lease Holder shall be required prior to Guest remaining at the apartment without the Tenant Roommate. Guests are limited to Tenant Roommate's room unless Tenant Roommate has an agreement with the Lease Holder for Guest to sleep or occupy other areas. No guest can spend more than 10 days in above mentioned location in any 30 days period. No guest can modify, rearrange or change in any way any portion of the common areas of the above mentioned apartment. **Lease Holder reserves the right to ask any guest to leave, guest refusal to leave is a violation of this agreement. Tenant Roommate agrees to pay an additional \$20/night guest stays over and occupies apartment.**

Guests under the age of 21 are expected to not violate drinking or smoking laws.

The roommate can be held in violation if such happens. Guests rights to the usage of any roommates property are limited to what that particular roommate allows pursuant as well to what the Lease Holder and landlord allow.

General

No guest or roommate can possess on their person, sell, distribute or use illegal drugs within the confines of the apartment. No roommate or guest can sell or distribute prescription drugs from within the confines of the apartment.

No roommate or guest can make, arrange or change anything in common areas through addition, subtraction or theft of anything in common areas. Any of these are a 7 day notice if chosen to be applied by the Lease Holder.

Any theft of property of a value over \$10 from any roommate can be applied as a 7 day notice to vacate. The value of stolen property will be recovered through a charge against the Tenant Roommate's security deposit.

Lease Holder reserves the right to at any time give a roommate a 30 day notice to vacate for any reason; including even if the reason is just that the roommate makes the Lease Holder or another roommate feel uncomfortable.

The Lease Holder and the landlord have final say over all disputes between and involving any roommates and/or Lease Holder.

Usage of common areas / shared equipment within the apartment

The person that owns the property or equipment reserves the right to specify how it is to be used.

No loud or jarring noises after 12AM from common areas unless all roommates are involved or previously consenting explicitly to allow the noise to occur.

No property from one roommate can leave the property by another roommate without prior and explicit consent for each and every occurrence.

The Lease Holder and landlord reserve the right to at any time to modify this section of the agreement just by verbal notification.

You must adhere to any conditions that a roommate or Lease Holder might place upon shared use property, including but not limited to storage, maintenance, moving, removing, time of day or any other concerns that roommate might have

over that property. All roommates reserve the right to rescind a previous consent to share their property item. This recision supersedes any previous agreement to share any particular device, furniture or appliance.

Guests of Guests

Are limited to what the Lease Holder and landlord allow and fall under other rules concerning guests...with the addition of any rules that might be applied verbally at the time by the Lease Holder. Other rules can be applied to particular guests or guests of guests on a per instance basis by the Lease Holder.

Furnished Rooms

What property is considered as furnished is dependent upon the Lease Holder and does not include electronic equipment unless the Lease Holder decides to furnish such devices.

Vacation of Location

If you are told to leave by violation of these agreements or for any other reason... Tenant Roommate has 7 days to collect their property; and if Tenant Roommate fail to do so, then title to abandoned property shall fall to the Lease Holder; all rights of ownership shall vest in the Lease Holder.

Pursuant to Rent Increases

The Lease Holder can increase rent up to 60% of the Tenant Roommate's current rent; so long as Lease Holder gives written 30 day notice of increase before the next rent cycle.

Pursuant to this agreement, Edward A Goodnow is explicitly acknowledged by all parties as the Lease Holder at 494 Wilson St #3 Manchester, NH 03103; and should be acknowledged as such pursuant to this agreement.

Lease Holder

Date

Tenant Roommate

Date

