

ROOM RENTAL AGREEMENT

This is a legally binding agreement. It is intended to promote household harmony by clarifying the expectations and responsibilities of the homeowner or Principal Tenant (Landlords) and Tenant(s) when Tenants share the same home. The term "Landlord" refers to either homeowner or Principal Tenant. Landlord shall provide a copy of this executed (signed) document to the Tenant, as required by law.

Rental Unit Located at:

2013 State Street
Alton, IL 62002

Also known as The Alpha House

Parties

Owner Albert Moore

Tenant

Resident Assistant

The Alpha House will include a designated Female student, coach, or community volunteer who is approved by the Landlord as a non-resident or resident assistant.

Responsibilities

- Assist residents with the transition to university and The Alpha House life
- Enforce university and residence rules and regulations
- Remain available to residents as a local resource
- Assist in supervising residents and responding to complaints, reports, requests, and emergencies
- Submit reports on infractions, violations, and safety issues
- Conduct pre-move out inspection
- Conduct weekly room check
- Promote The Alpha House events (pizza parties, field trips, volunteer activities, etc.)

All Alpha House events and activities are completely voluntary. Participation or non-participation will have no impact on Tenant rights under this agreement.

Terms

Length of Agreement: Month-to-Month

Either party may cancel or request to change terms of this agreement upon thirty (30) days WRITTEN notice. The notice period may be lengthened or shortened by WRITTEN agreement, but no less than 7 days.

Rent

\$ 500 is payable monthly on the 1st day of the month. Rent includes the following utilities:

- Gas
- Electric
- High Speed Internet
- Water/Sewage
- Trash Collection

Any additional utilities or services requested by tenant(s) will be paid solely by tenant(s).

Rental payment may be made by
check, cash or

CashApp \$albertcell

Venmo @Albert-Moore-11

PayPal aj.moore824@me.com

Arrears Payment

Tenant agrees to pay a per diem of \$16.12 for 9 days rent in August for a total of \$145.08 payable upon signing of this agreement.

Household Rules

Cleaning

Tenants are expected to share in the cleaning of the common areas which includes the Bathroom, Kitchen, Dining Room and Living Room

Tenants are expected to place Trash and Recycling containers at the curb by 6AM each Friday for collection.

Guests

Only Female Tenants are allowed in the home. Hosting male guests is discouraged but is allowed only between the hours of 4:00pm to 9:00pm. No overnight guests are allowed without written permission of the Landlord.

Smoking or Vaping of any kind is prohibited

Pets are not allowed

Alcohol or Drug Use is prohibited

Conflict Resolution

Each housemate will strive to develop mutual cooperation with all other housemates. Should disagreements arise, each shall try to resolve the dispute in good faith using clear communication. If disputes continue thereafter, the housemates agree to the following methods of conflict resolution:

- Household consensus
- Mediation by the Alpha House Resident Assistance

- Appeal to the Landlord

Deposits

Last month's rent:

\$500 paid to cover the final rental month. It will not be returned unless the Tenant's assigned room is rented after Tenant's departure. In such case, a prorated amount will be determined by the Landlord.

Security deposit:

\$100 is refundable within 7 days after the Tenant vacates the premises.

If any portion of the security deposit is deducted, an accounting and verification of the reasonableness of the deduction will be provided.

The security deposit may be used for the purpose of repairing damage for which the tenant is responsible (beyond normal wear and tear) or replacement of unreturned damaged or missing furnished items. The landlord and the tenant shall conduct a pre-move out inspection of the rental BEFORE the tenant moves out at which time the landlord shall inform the tenant of needed repairs, missing furnishing and/or cleaning in WRITING. The tenant shall have the right to make any repairs identified at the pre-move out inspection at his or her expense before the move out date without deduction from the security deposit. If any deductions are made, the landlord shall provide the tenant with a written itemized statement of expenses and receipts for cleaning or repairs for which deductions were made from the deposit.

This agreement is entered into on this day of September, 2024

The total payable at signings is:

\$100 Security Deposit
\$xx Arrears Payment
\$500 for September
\$500 deposit for final month's rent

Total Due at signing

Landlord Signature

Tenant Signature