

NORTH CAROLINA ROOM RENTAL AGREEMENT

1. THE PARTIES. This North Carolina Room Rental Agreement ("Agreement") is made this April 1, 2022 by and between:

Occupants: [REDACTED] ("Occupants"), and it is recognized that the property is managed by: CWS Marketing Group

Landlord: CWS Marketing Group ("Landlord").

We, the Occupants, agree to abide by this Agreement and any other agreements made in connection with the leasing of the Premises.

2. PREMISES. The residence being leased in this Agreement is described as:

Address: 2135 US Hwy 17 North Merry Hills, NC

Room #: #2

The above-described property shall be known as the "Premises."

3. TERM. This Agreement shall be considered a: (check one)

- **Fixed Lease.** The Occupants shall be allowed to occupy the Premises starting on _____ and ending on _____ ("Term").

- **Month-to-Month Lease.** The Occupants shall be allowed to occupy the Premises on a month-to-month arrangement starting on March 1, 2022, and ending upon notice of **30 days** from either Party to the other Party ("Term").

4. RENT (\$). The Occupants will pay: (check one)

- **Rent** equal to -0- on the: (check one)

- FIRST of each week.

- FIRST day of each month.

- Other:

- **Different Rent** described as: _____

The aforementioned amount and due date shall be known as the "Rent."

5. PAYMENT INSTRUCTIONS. Rent shall be paid in the following manner:
Money Order or Cashier's Check Made Payable to:

6. LATE FEE. If Rent is not paid on the Due Date: (check one)

- A **Late Fee** of \$ N/A shall be applied after Rent is more than ____ day(s) late (“Late Fee”).

A Late Fee is calculated as: (check one)

- A 1-Time penalty for each occurrence.

- Each day Rent is late.

- **No Late Fee** of any kind shall be applied to the Rent as a penalty.

Hereinafter known as the “Late Fee.”

7. SECURITY DEPOSIT. A Security Deposit is (check one):

- **Not Required** (“Security Deposit”).

- **Is Required** in an amount equal to: (check one)

- One (1) Month’s Rent

- Two (2) Month’s Rent

- Other. [OTHER]

The Security Deposit shall be held for the faithful performance of the Occupants under the terms and conditions of this Agreement. Payment of the Security Deposit is due upon the execution of this Agreement. This Security Deposit shall not be credited towards any Rent unless the Landlord gives their written consent.

8. RETURNING SECURITY DEPOSIT. The Security Deposit shall be returned to the Occupants within [#] days after the end of the Term less any itemized deductions. The Occupants are responsible for providing the Landlord their forwarding address.

9. SPECIFIC ROOMS. (Check one)

- The Occupants will occupy **specific** rooms.

- The Occupants will have **shared** rooms.

10. PRORATION PERIOD. The Occupants will move-in: (check one) **N/A**

- **On the Start Date.** The Occupants will move-in and take possession of the Premises at the start of the Term.

- **Before the Start Date.** The Occupants will move-in and take possession of the Premises on the following date of _____. The Occupants agree to pay \$_____ to move-in on this earlier date.

11. PRE-PAYMENT. The Occupants shall: (check one) **N/A**

- **Pre-Pay Rent** in the amount of \$_____ for the term starting on _____ and ending on _____. The Pre-Payment of Rent shall be due upon the execution of this Agreement.

- **Not Pre-Pay Rent.**

12. HOUSE RULES. The Occupants agree to the following house rules: (check applicable and complete below)

- **Drugs.** Not Allowed
- **Parking.** As Needed
- **Overnight Guests.** Not Allowed
- **Quiet Hours.** 10 PM -7 AM
- **Pets.** Not Allowed
- **Other.**

13. FIRST (1ST) MONTH'S RENT. The Occupants payment of first (1st) month's rent shall be upon the: (check one) **N/A**

- **Execution** of this Agreement.

- **First (1st) day** of July 2022.

14. CLEANING. The Occupants agree to: (check one)

- **Not Hire a Cleaner.** Each of the Occupants agree to clean: (check one)
 - On their own. There shall be no specific schedule or mandatory hours to clean.
 - On a schedule. Each of the Occupants agree to the following cleaning schedule: _____.

- **Hire a Cleaner.** A cleaner will be hired by the Occupants and the costs related shall be shared equally.

15. MONTHLY RESERVE. The Occupants agree to pay: (check one) **N/A**

- **A Monthly Reserve.** The Occupants will each be obligated to make a monthly payment of \$[ENTER AMOUNT] for the Occupants' day-to-day household items.

- **No Monthly Reserve.** No payment shall be made by the Occupants for day-to-day household items.

16. UTILITIES & SERVICES. The Occupants agree to the following utilities and services: (check applicable and complete below)

- **Gas/Oil/Propane.** Paid by: (check one)

- Shared equally

- Landlord

- **Water/Sewer.** Paid by: (check one)

- Shared equally

- Landlord

- **Electricity.** Paid by: (check one)

- Shared equally

- Landlord

- **Garbage / Trash Removal.** Paid by: (check one)

- Shared equally

- Landlord

- **Cable TV.** Paid by: (check one)

- Shared equally

- N/A

- **Internet.** Paid by: (check one)

- Shared equally

- N/A

- **Other.** Paid by: (check one)

- Shared equally

- Landlord

- **Other.** Paid by: (check one)

- Shared equally

- Landlord

- **Other.** Paid by: (check one)

- Shared equally

- Landlord

17. DAMAGE TO PERSONAL PROPERTY: Any personal property kept or stored on the premises by Occupant shall be at the risk of Occupant only, and Landlord shall not

be liable for any damages to such personal property including the bursting or leaking of the water pipes or from any acts of neglect of Occupant or other occupants of the building in which the rented premises are located.

18. SEVERABILITY. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities, or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

19. GOVERNING LAW. This Agreement shall be governed under the laws in the State of North Carolina.

20. ADDITIONAL TERMS AND Conditions Occupant may vacate at any time with a seven-day notice. Pro-rated rent will not be returned if the occupant vacates prior to the end of the month.

21. ENTIRE AGREEMENT. This Agreement contains all the terms agreed to by the Parties and may be modified or amended only by written agreement signed by all the Occupants. This Agreement replaces all previous discussions, understandings, and oral agreements. The Occupants agree to the terms and conditions and shall be bound until the end of the Term.

Landlord Signature: _____ Date: _____

Print Name: _____
_____ Date: _____

Print Name: _____

Occupants Signature: _____ Date: _____

Print Name: _____

Occupants Signature: _____ Date: _____

Print Name: _____

