



SHARED HOUSING RESOURCE CENTER, INC.

6344 Greene Street, Philadelphia, PA 19144

(215) 848-1220

HOMESHARING LEASE AGREEMENT

1. WHO IS SIGNING THIS AGREEMENT: The persons signing this Agreement are: _____, who will be called the Homeowner, and _____, who will be called the Homesharer.

2. WHAT PROPERTY IS BEING SHARED:

The Homeowner is sharing the following home with the Homesharer: _____

The Homeowner also is sharing the following items of personal property with the Homesharer: _____

The Homesharer is sharing the following items of personal property with the Homeowner: _____

The following areas of the home or items of personal property owned by the Homeowner are not to be shared or are to be shared only as specified:

The following items of personal property owned by the Homesharer are not to be shared or are to be shared only as specified:

3. THE FOLLOWING RESTRICTIONS APPLY TO THE USE OF THE HOME
 [Include here any agreements concerning pets, smoking, alcohol
 consumption, guests, etc.]

The Homeowner and the Homesharer each agree to refrain from
 excessive noise or any other activity that disturbs the peace
 and quiet of the other.

4. WHAT IS THE TERM OF THE AGREEMENT: This Agreement begins on
 _____ and continues for _____ until
 _____. If neither the Homeowner nor the
 Homesharer gives written notice of termination to the other at
 least _____ days before the termination date, the
 Agreement will continue on a _____ to _____ basis.

5. WHAT IS THE RENT TO BE PAID:

The Homesharer shall pay monthly rent of \$ _____ in
 advance on the first day of each month.

The Homesharer shall provide the following services in
 lieu of \$ _____ of the monthly rent [be specific and include
 frequency]:

In consideration of the payment of the monthly rent,
 the Homeowner shall provide the following services [be specific
 and include frequency]:

6. THE SHARE OF UTILITY COSTS to be borne by each of the Homeowner and Homesharer are as follows:

	Homeowner	Homesharer
Electricity	_____	_____
Gas	_____	_____
Oil or coal	_____	_____
Water and Sewer	_____	_____
Garbage Collection	_____	_____
Trash Removal	_____	_____
Other: _____	_____	_____

7. HOW THE TELEPHONE IS TO BE USED:

Is the Homesharer to install his or her own telephone? Yes _____ No _____. If not, the Homesharer may use the Homeowner's telephone under the following conditions as to use _____

and as to payment of costs: _____

8. HOW IS FOOD TO BE PAID FOR.

Is the Homesharer to purchase his or her own food separately? Yes _____ No _____. If not the cost of food shall be shared in the following manner: _____

9. SECURITY DEPOSIT:

The Homeowner acknowledges receipt of a security deposit of \$ _____, to be applied by the Homeowner on account of any costs incurred or damages suffered as a result of the failure of the Homesharer to perform any of its obligations under this Agreement.

The Homeowner shall keep the security deposit in an interest-bearing account at _____

Within 14 days after the Homesharer vacates the home, the Homeowner shall return the security deposit, with accrued interest, less any deductions the Homeowner has the right to make in accordance with the preceding paragraph. If any deductions are made, the Homeowner shall also give the

Homesharer a written, itemized statement of the deductions and an explanation of why each deduction was made. No deductions shall be made for normal wear and tear to the home.

If the Homeowner has the right to draw on the security deposit while the Homesharer is still occupying the home, and does so, the Homeowner shall give the Homesharer a written, itemized statement of the deductions and an explanation of why each deduction was made. The Homesharer shall then have the obligation to replenish the security deposit to its original amount.

10. **THE HOMESHARER'S DUTY TO MAINTAIN THE HOME:** The Homesharer shall cooperate with the Homeowner to keep the home in a clean and sanitary condition. The Homesharer shall be liable for any damage to the home or the Homeowner's property caused by, and shall make any repairs made necessary by, the actions or negligent omissions of the Homesharer, or any of the Homesharer's visitors, except to the extent the damage is covered by the Homeowner's insurance policies. The Homesharer shall not make any alterations, additions or improvements to the home without the prior written consent of the Homeowner.

11. **THE HOMEOWNER'S DUTY TO MAINTAIN THE HOME:** The Homeowner shall maintain the home in a decent and safe condition, and, with the cooperation of the Homesharer, shall keep the home in a clean and sanitary condition. The Homeowner shall be liable for any damage to the Homesharer's property caused by, and shall make any repairs made necessary by, the acts or negligent omissions of the Homeowner, or any of the Homeowner's visitors, except to the extent the damage is covered by the Homesharer's insurance policies, if any.

12. **INSURANCE** is to be provided as follows:

The Homeowner shall continue to maintain his or her existing homeowner's insurance coverage which, unless otherwise noted, includes fire and extended coverage casualty insurance covering both the home and the Homeowner's personal property and liability insurance. Any exceptions: _____

The Homesharer shall obtain personal property and liability insurance coverage by means of a tenant's insurance policy.

13. **TERMINATION UPON DEFAULT:** The Homeowner and the Homesharer each shall have the power and right to terminate this Agreement upon written notice to the other if that other party fails to perform any of his or her obligations as set forth in this Agreement and that failure continues, (a) in the case of an obligation to pay money or to respect the other person's property or privacy, for 3 days after written notice, and (b) in any other case, for 10 days after written notice. [Change the time periods if you wish]

14. TERMINATION IN CASE OF DISABILITY: The Homeowner and the Homesharer each shall have the power and right to terminate this Agreement on 30 days prior written notice to the other in case either becomes disabled in such a manner that the homesharing arrangements contemplated when this Agreement was signed are no longer practical. In any such case, they may agree to continue this Agreement on the same terms or on new terms; but they do not have any obligation to do so.

The Homeowner and the Homesharer are signing this Agreement with the understanding that it creates legally enforceable rights and obligations, and with the intent to do so.

HOMEOWNER: _____

HOMESHARER _____

Date: _____

Date: _____