Massachusetts Room Rental Agreement

General template, not legal advice. Have a Massachusetts attorney review before use. Last reviewed October 29, 2026.

This Room Rental Agreement (the "Agreement") is made on _____ (Date signed) between the owner or main tenant of the home (the "Landlord") and the person renting a room (the "Renter"). The home is located in Massachusetts, and the law of that state governs this Agreement.

1. Parties

Landlord full name _____

Landlord phone and email _____

Renter full name _____

Renter phone and email _____

Renter emergency contact _____

Does the Landlord live in the home: yes or no _____

If the Landlord is a tenant rather than the owner, the Landlord confirms the owner has approved renting this room in writing, and this Agreement works as a sublease subject to the main lease.

2. The room and shared areas

The Renter has private use of _____ (Room description, such as the northeast bedroom) at _____ (Property address), and shared use of _____ (Shared areas such as kitchen, living room, bathroom, laundry, yard). Areas the Renter may not use: _____ (Off-limits areas). Furniture in the room: _____ (Furniture provided). Parking: _____ (Parking arrangement).

3. Term

This Agreement starts on _____ (Start date) and _____ (Ends on a fixed date, or continues month to month). If month to month, either party may end it with at least _____ (Notice period in days) days' written notice, or any longer notice Massachusetts law requires.

> Notice to end a month-to-month tenancy in Massachusetts: Either side can end a month to month tenancy at will with written notice of one full rental period or 30 days, whichever is longer. (G.L. c.186, section 12)

4. Rent

Rent is $_____ (Monthly rent) per month, due on the _____ (Due day) day of the month, paid by _____ (Payment method). A late charge of $_____ (Late charge) applies after _____ (Grace period in days) days, to the extent allowed by law.

5. Utilities and household costs

Utilities are _____ (Included in rent, or split). If split, the Renter pays _____ (Renter's share as a percentage or fixed amount) of these bills within _____ (Days) days after the Landlord shares a copy of the bill: _____ (Bills that are split). Shared supplies such as cleaning products and paper goods are handled as follows: _____ (Shared supplies arrangement).

6. Security deposit

The Renter pays a security deposit of $_____ (Security deposit amount). After move-out, the Landlord returns it less unpaid rent, unpaid shared bills, and the cost to repair damage beyond normal wear and tear, with an itemized list, within the time Massachusetts law requires.

> Deposit limit in Massachusetts: A security deposit cannot be more than one month of rent. (G.L. c.186, section 15B)

> Deposit return deadline in Massachusetts: The landlord must return the deposit, or the balance after lawful deductions, within 30 days after the tenancy ends. (G.L. c.186, section 15B)

7. House rules

- ☐ Quiet hours from _____ (Quiet hours start) to _____ (Quiet hours end)
- ☐ Overnight guests up to _____ (Nights per month) nights a month, with notice to housemates
- ☐ Smoking and vaping: _____ (House smoking rule)
- ☐ Pets: _____ (House pet rule)
- ☐ Kitchen: clean up after each use, label personal food
- ☐ Cleaning rota for shared areas: _____ (Cleaning schedule)
- ☐ Thermostat and energy use: _____ (Thermostat rule)
- ☐ No illegal drugs or activity in the home

8. Privacy and entry

The Landlord will not enter the Renter's room except with the Renter's permission, after giving the advance notice Massachusetts law requires for repairs or inspections, or in an emergency. The Renter may lock the room door, and the Landlord keeps a key for emergencies only.

> Entry notice in Massachusetts: No statute sets a notice period, but a lease may allow entry only to inspect, make repairs or show the unit, under a court order, if the unit seems abandoned, or to check for damage near the end of the tenancy. (G.L. c.186, section 15B)

9. Care and repairs

The Landlord keeps the home safe and in good repair. The Renter keeps the room clean, reports problems promptly, and pays for damage the Renter or the Renter's guests cause.

10. Ending this Agreement for a breach

If the Renter does not pay rent or seriously breaks the house rules, the Landlord may give written notice as Massachusetts law allows. The Landlord will not lock the Renter out, remove belongings, or cut services to force a move. Some states treat a renter who shares living space with the owner differently from other tenants; check the rule before acting.

11. Moving out

On move-out the Renter removes all belongings, cleans the room and any shared areas they used, returns every key, and gives a forwarding address in writing.

12. General terms

This Agreement is the whole agreement between the parties. Changes must be in writing and signed by both. Electronic signatures count as originals.

13. Signatures

_____	_____
Landlord signature	Renter signature
_____	_____
Printed name	Printed name
_____	_____
Date	Date

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