

Residential Membership Agreement

This Residential Membership Agreement ('Agreement') is made by and between the Operator ('Host') and the undersigned individual ('Member'). This Agreement governs the terms under which the Member is granted membership and a license to occupy a private room within a co-living residence located at [PROPERTY ADDRESS]. This is not a lease and does not establish a landlord-tenant relationship. The Member is not a tenant and has no tenancy rights. Access is granted solely by virtue of active membership.

1. Membership Term

This Agreement shall begin on [START DATE] and continue on a month-to-month basis. Either party may terminate the Agreement with a minimum of 7 days' written notice. Immediate termination may occur without notice if the Member violates community rules, fails to make payments, or poses a risk to the household.

2. Membership Fees and Payment Terms

The monthly membership fee is \$[AMOUNT], payable on the [DUE DATE] of each month. Payment must be made electronically via approved methods. There is a \$25 late fee applied to payments more than 3 days past due. Returned payments are subject to a \$35 returned payment fee.

3. Membership Deposit

Member agrees to pay a membership deposit of \$[DEPOSIT AMOUNT] prior to move-in. This deposit is not a security deposit and shall not be construed as such. It is held as a condition of membership and may be forfeited in whole or in part for violations of this Agreement or house rules.

4. License and Use of Room

The Member is granted a revocable license to occupy one private room in the co-living residence. This license does not convey any interest in real property. The room must be used solely as a personal residence. Subleasing, unauthorized guests, or commercial use is strictly prohibited.

5. Common Areas and House Rules

Member shall have access to shared areas including kitchen, bathrooms, and living areas. Member agrees to maintain cleanliness, respect other members, and comply with all posted and written house rules. Repeated or severe violations may result in immediate revocation of membership.

6. Termination of Membership

Membership may be terminated by either party with 7 days' notice. The Host may terminate membership immediately for cause, including but not limited to: failure to pay fees, criminal activity, property damage, or disruption to the community. Upon termination, Member agrees to vacate the premises within 24 hours.

7. Utilities and Services

Utilities including water, electric, internet, and trash are included in the membership fee unless otherwise stated. Abuse of utilities or unauthorized use of appliances may incur additional charges.

8. Liability Waiver

Member agrees to hold Host harmless from any and all liability for injury, loss, or damage to personal property occurring on or about the premises. Member acknowledges personal belongings are not insured by the Host and assumes all risk.

9. Governing Law and Severability

This Agreement shall be governed by the laws of the state in which the residence is located. If any provision is found to be unenforceable, the remaining provisions shall remain in full force and effect.

10. Entire Agreement

This document constitutes the entire agreement between the parties. No oral statements or prior writings shall have any force or effect.

IN WITNESS WHEREOF, the parties have executed this Membership Agreement as of the dates written below.

Member Name:	[MEMBER NAME]
Member Signature:	_____
Date:	[DATE]
Host Signature:	_____