**EcoVillage TREE Cooperative, Inc. (EVTC)**

**HOUSE-SHARING RENTAL AGREEMENT**

**Parties to this House-sharing rental:**

 **Landlord:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
 **Tenant:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 **Lessor:** EcoVillage TREE Cooperative, Inc.

      300 Rachel Carson Trail, Ithaca, NY, 14850

     Aubrie Entwood, President of Board of Directors

**The parties agree as follows:**

1. **Term:** [Not to exceed 1 year.] XX months, beginning Month XX, 20XX, and ending Month XX, 20XX. Agreement can be terminated by mutual accord with 30 days notice or by due cause through mediation with a minimum of 30 days notice.
2. **Premises Rented:** Dwelling at 3XX Rachel Carson Trail, in the EcoVillage TREE Cooperative (EVTC), Ithaca, NY, 14850. Tenant will share the house and occupy XXX (which room?), sharing the XXX (phone, internet?).
3. **Rent:**
	1. The rent for each month is $XXX.00, due and payable on the 1st day of each month.
	2. Utilities (heat, hot water, electricity) are an additional $XX/month.
	3. Phone: Tenant to pay $XXof the monthly phone charges, plus long-distance calls.
	4. Tenant to provide own food and consumables.
4. **Cooperative Living Responsibilities**:

	1. Tenant agrees to participate in the work system of the EVTC. Tenant is also encouraged but not required to participate in the business meetings of the EVTC. Tenant and Landlord shall sign the attached Community Work Agreement form and submit a copy to the Board Secretary along with a signed copy of the sub-lease. Tenant agrees to meet with a representative of the Community Work team within 1-month of moving in.
	2. Tenant agrees to provide Landlord with a short biography; Landlord agrees to distribute this biography to the TREE residents listserve.
	3. Tenant agrees to participate in a community Meet-N-Greet; Landord agrees to set-up the Meet-N-Greet in a timely fashion.

**5. Right of EVTC to terminate this Sublease**:

* 1. This Sublease is terminable at any time, for just cause, by a majority of the Directors of EVTC, or by a majority vote of the Leaseholders of the neighborhood, at a meeting duly called for this purpose.
	2. Tenant shall indemnify and hold harmless EVTC and any and all Shareholders of EVTC, acting in any capacity whatsoever, against any and all claims arising out of the revocation of this sublease.

**6. Tenant will notify Landlord of future plans for Premises**: Tenant may have the option of extending this lease a maximum of 6 months on a month-to-month basis only if landlord also agrees to extension and with the approval of the TREE Board. Landlord will be notified of Tenant’s wish for an extension by Month XX, 20XX.

1. **EVTC Agreements:** The tenant agrees to do the following, which is essential and necessary for adequate participation in the EVTC:
	1. read the attached EVTC documents:
		1. Community Work Agreement form
		2. membership Welcome Booklet
		3. House Rules
		4. Decisions about Use of Common Space
	2. abide by the protocols, rules, and guidelines presently in effect in the EVTC, including those related to parking, pets, house rules, participation in Co-op activities, use of common facilities, and terms of indemnification.

LANDLORD/OWNER: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ DATE: \_\_\_\_\_\_\_\_\_\_\_

TENANT/RENTER: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ DATE: \_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
TREE Board Secretary

*Please sign three copies of sub-lease or house-sharing rental agreement and community work agreement for: 1) landlord, 2) tenant, and 3) Board Secretary.*