**Tip:** Sign rental agreement between young adult with disabilities and parent/guardian to avoid 1/3 reduction in SSI when young adult turns 18. Give a copy of this rental agreement to the Social Security Administration.

ROOM AND BOARD AGREEMENT

The undersigned \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Tenant”) and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Owner”) agree to enter into a room and board agreement, in the home located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(address) for the specific room described as \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, and for usage of all common areas located on the premises, including indoor and outdoor areas. This agreement was entered into on: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (date).

Both parties agree that this is a business arrangement such that Tenant and Owner are separate economic units. The parties do not pool their funds for household expenses. The parties do not share in any decisions related to the premises (including home repairs, maintenance, or services such as TV cable service or home phone service).

This Room and Board Agreement is on a month-to-month basis. Rent may be increased at any time with proper notice.

The Tenant agrees to pay monthly room and board in the amount of $\_\_\_\_\_\_\_\_\_\_\_\_\_, which is payable in advance by the first day of each calendar month. This monthly room and board payment represents fair market value, and is the same amount the Owner would charge to other persons.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant (or Legal Guardian or Conservator if applicable) Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Owner Date

[www.washingtonmlp.org](http://www.washingtonmlp.org) (March 2022)