American Language Institute
Homestay Rental Agreement

Thank you for being a host family for the American Language Institute (ALI) at San Diego State University! This packet is to be completed by the host family and each ALI international host student within the first 24 hours of his/her arrival.

We have matched a host student with you based on information from separate questionnaires that are completed by you and your host student. The following agreement is provided for both you and the host student. **All areas of the home listed below and all rules of the household should be addressed in writing in order to avoid potential misunderstanding.**

If there are disagreements or communication problems, do not simply ignore them, as this may cause the situation to worsen. If you cannot come to a resolution on an issue, please call the ALI Homestay Coordinator at (619) 594-1967. You will be provided with assistance in resolving areas of disagreement.

☐ Check each item as discussed

<table>
<thead>
<tr>
<th>Laundry</th>
<th>Appliances</th>
<th>Automobile</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Washer/Dryer</td>
<td>□ Vacuum cleaner</td>
<td>□ Where can student park?</td>
</tr>
<tr>
<td>□ Iron/Ironing Board</td>
<td>□ Computer/Internet</td>
<td>□ Can student wash the car?</td>
</tr>
<tr>
<td>□ Detergent/Softener</td>
<td>□ Central Heating/AC</td>
<td>□ Can student use tools?</td>
</tr>
<tr>
<td>□ Other ______________</td>
<td>□ Other ______________</td>
<td>□ Other ______________</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Kitchen</th>
<th>Visitors</th>
<th>Living/Family Room</th>
<th>Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Stove/Oven</td>
<td>□ Friends may visit home?</td>
<td>□ Couch/Armchairs</td>
<td>□ May student use house phone?</td>
</tr>
<tr>
<td>□ Microwave</td>
<td>□ Until what time?</td>
<td>□ Entertainment System</td>
<td>□ Rules for long-distance?</td>
</tr>
<tr>
<td>□ Dishwasher</td>
<td>□ Opposite sex may visit?</td>
<td>(TV, DVDs/DVD player, etc.)</td>
<td>□ Can student receive calls?</td>
</tr>
<tr>
<td>□ Refrigerator</td>
<td>□ Overnight guests?</td>
<td>□ Other ______________</td>
<td>□ What hours?</td>
</tr>
<tr>
<td>□ Garbage Disposal</td>
<td>□ Other ______________</td>
<td>□ Other ______________</td>
<td>□ Other ______________</td>
</tr>
<tr>
<td>□ Utensils / Pots / Pans</td>
<td>□ Other ______________</td>
<td>□ Other ______________</td>
<td>□ Other ______________</td>
</tr>
<tr>
<td>□ Dish Soap</td>
<td>□ Other ______________</td>
<td>□ Other ______________</td>
<td>□ Other ______________</td>
</tr>
<tr>
<td>□ Spices</td>
<td>□ Other ______________</td>
<td>□ Other ______________</td>
<td>□ Other ______________</td>
</tr>
<tr>
<td>□ Other ______________</td>
<td>□ Other ______________</td>
<td>□ Other ______________</td>
<td>□ Other ______________</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bathroom</th>
<th>Shopping</th>
<th>Smoking Allowed?</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Soap, shampoo, etc.</td>
<td>□ Can student go shopping with the family?</td>
<td>□ No</td>
</tr>
<tr>
<td>□ Cleaning Supplies</td>
<td>□ What will the family buy for the student?</td>
<td>□ Yes – Where?</td>
</tr>
<tr>
<td>□ Towels/Washcloths</td>
<td>□ Other ______________</td>
<td>□ Linens, Sheets, etc.</td>
</tr>
<tr>
<td>□ Other ______________</td>
<td>□ Other ______________</td>
<td>□ Exercise Equipment</td>
</tr>
</tbody>
</table>

- Please show the host student how to correctly operate all appliances, including but not limited to the following: washing machine, clothes dryer, refrigerator, stove, oven, microwave, coffee maker, dishwasher, air conditioning, and heaters.
- Demonstrate how to properly open and close all doors, windows, and locks. A key to the home and host student bedroom (if applicable) will be given to the host student.
- Explain household schedules for clothes washing/drying, water usage limits (i.e. how many loads of laundry per week, how many showers per day, length of showers, etc.).
- Demonstrate household recycling/conservation procedures.
- Clearly explain expectations for host student participation in household chores (i.e. keeping bedroom clean, cleaning bathroom, helping in the kitchen, etc.).
Homestay Rental Agreement Between Host Family and Host Student

1. This rental agreement is for the rental of a room at (complete home address):

_________________________________________________________________________________________
_________________________________________________________________________________________

2. The agreement is between the host family: ________________________________________________,
and the host student: ________________________________________________________________________.

3. The rental rate is $_______________ per month. Please use ALI Homestay Rates Sheet for current prices.

4. The ALI calculates a full month to be the day the host student arrives until the previous day of the following
month (i.e. Jan. 3 - Feb. 2; Feb. 20 - Mar. 19). This is considered a full month whether there are 28, 29, 30, or 31
days in that period. Anything in addition to, or less than, the full month is calculated on a daily basis using the
current ALI Homestay Rates document. One day constitutes the night slept at the host family’s home (i.e.
Monday – Friday is considered four full days, and the host student will not be charged for Friday if the host
student’s departure is on that day). Even if the host student arrives at 11pm, the host would charge rent for that
day. Conversely, if the host student departs at 11pm, the host would not charge the host student rent for that
day. Spending the night constitutes a full day’s rent.

5. There will be no security deposit. All payments for any damages that may occur from hosting caused by the
host student must be coordinated directly between the host student and the host family before the host student
departs from the home. An itemized list of any costs, and receipts, must be provided to the host student.

6. The family is to consider match-ups as tentative for the first two weeks. A 2-week written notice is required
by either party to terminate this agreement after the tentative two week period. Failure to give notice may result
in loss of rent.

7. The room is ☐ private ☐ shared (check one)

8. The bathroom is ☐ private ☐ shared (check one)

9. Laundry facilities should be provided to the host student at no additional charge.

10. Family and living room areas are common areas to be shared with the host student(s). Common areas are
not to be used as sleeping areas/bedrooms for the host family, guests, or host student(s).

11. Internet and Wi-Fi access must be included. No additional charges may be assessed to the host student for
internet or Wi-Fi access.

12. A key to the home and host student bedroom (if applicable) will be given to the host student.

13. If the host family or host student has any physical limitations or mental disorders that may affect the living
situation, please share that information with one another as deemed appropriate:

_________________________________________________________________________________________

14. Privacy: The host family may enter the host student’s room only under the following conditions: after giving
twenty-four (24) hours advance notice, after obtaining the host student’s consent, or in an emergency. This is
California tenant/landlord law.

15. Emergency contact person/phone for host student: ___________________________________________

16. The room in the Home Rental Checklist and Move-In Inventory and Inspection has been completely
inspected by the host family and the host student? ☐ YES ☐ NO

17. The host family has the right and authority to enter into this agreement and has assured himself/herself that
this agreement is in compliance with applicable laws and ordinances.

18. The ALI acts solely as a referral service to the host families and students. The ALI, College of Extended
Studies, SDSU Research Foundation, the State of California, and their directors, agents, and employees cannot
be held accountable for any damages that may occur from hosting. This includes any unpaid bills, damages to
your property, mental or physical harm, injuries, infestations, etc.

Signatures:

_________________________   ________________
Signature of Host Student   Date
Inventory and Inspection Details (required by the State of California)

NOTE: This inventory list is for the protection of both the host student and the host family and should be retained for your records. Be sure to indicate the condition of each item. Note the number of items where applicable and location and nature of all soil and damage, etc. Be specific and check carefully. It should be noted that all members of the household share certain areas. Additional comments may be attached.

<table>
<thead>
<tr>
<th>Area of Furnishings</th>
<th>Condition Upon Arrival</th>
<th>Condition Upon Departure (beyond reasonable wear)</th>
<th>Estimated Cost of Restoration (include labor and materials)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Date: ______________</td>
<td>Date: ________________</td>
<td></td>
</tr>
</tbody>
</table>

**KITCHEN**
- Cupboards
- Walls & Counter Surfaces
- Stove & Oven
- Sink/Garbage Disposal
- Table & Chairs
- Other (please specify)

**BATHROOMS**
- Floor Covering
- Walls & Counter Surfaces
- Shower & Tub
- Sink & Medicine Cabinet
- Toilet
- Windows
- Other (please specify)

**BEDROOM**
- Floor Covering
- Walls
- Desk & Chairs
- Dresser
- Bed
- Closet
- Book Shelves
- Windows
- Other (please specify)

**ADDITIONAL ITEMS**
- Closets
- Doors
- Electric Fixtures & Lamps
- Other (please specify)

Please sign this statement within 3 days of move-in or move-out:

We have completed the **Move-In Inventory and Inspection** form above:

Signature of Host Family ___________________________  Signature of Host Student ___________________________  Date ________________

We have completed the **Move-Out Inventory and Inspection** form above:

Signature of Host Family ___________________________  Signature of Host Student ___________________________  Date ________________
Meals and Kitchen Use

Meals:
A. The rental rate includes the provision and cooking of food for the host student?
   □ YES  □ NO (check one)
B. If Yes, the rental rate includes the following meals: (check the boxes according to the meal plan decided)

<table>
<thead>
<tr>
<th>Breakfast</th>
<th>Monday</th>
<th>Tuesday</th>
<th>Wednesday</th>
<th>Thursday</th>
<th>Friday</th>
<th>Saturday</th>
<th>Sunday</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dinner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

What is the agreement regarding the host student arriving late for meals?
_________________________________________________________________________________________

What is the agreement regarding snacks and eating between meals?
_________________________________________________________________________________________

If no, (in part A), may the host student prepare his/her own meals using your kitchen and utensils?
□ YES  □ NO (check one)
_________________________________________________________________________________________

Other rules regarding meals (please list any food allergies that the host student may have):
_________________________________________________________________________________________

Please discuss any additional allergies the host student may have (pets, detergents, deodorants, etc.):
_________________________________________________________________________________________

Please note: refunds will not be given for meals refused by the host student (example: going out to dinner with her/her friends or leaving for the weekend to travel, etc.).

House Rules and Regulations
If there are any additional regulations not covered on the checklist, print them clearly here:
_________________________________________________________________________________________

Unused Rent Upon Move-Out

Return of Unused Rent: To Be Completed Upon Move-Out
Check one of the following upon completion of the move-out inspection:

□ On __________, the host family inspected the premises with the host student and found it to be in satisfactory condition.

□ On __________, the host family inspected the premises with the host student and found it to be in need of cleaning, replacement or repair beyond reasonable use and wear. The estimated costs of repair, replacement, cleaning or other host student’s default under the lease is $ __________. The host family will furnish the host student with a detailed itemization of labor and materials, and accompanying receipts. All payments for any damages that may occur from hosting caused by the host student must be coordinated directly between the host student and the host family before the host student departs from the home.

And/Or

□ On __________, the host student moved out of your home and has prepaid rent until __________. The host family will refund the unused rent on the day the host student departs from host family’s home.

_________________________________________________________________________________________

Signature of Host Family          Signature of Host Student          Date
14-DAY NOTICE TO MOVE OUT

To: _________________________________________________________________
   (Host Family Name)

Please be advised that I intend to move-out on the following date: _____________________
   (Move-out Date)

It is understood that any unused rent, if applicable, will be returned to the host student on the day the
host student departs from the host family’s home, after release of the room and inspection by the host
family. The host family must provide receipts and/or a written itemization of any amount requested to
cover damages, as provided for under California Civil Code 1960.5.

This notice was received on: _____________________ (Host Family to Fill in Date)

Amount of unused rent to be returned (if applicable): $_______ (# of unused rent days x daily rate)

Host Student’s Signature: _______________________________________________________

Host Family’s Signature: _______________________________________________________

HOST FAMILY’S COPY
...........................................................................................................................................

14-DAY NOTICE TO MOVE OUT

To: _________________________________________________________________
   (Host Family Name)

Please be advised that I intend to move-out on the following date: _____________________
   (Move-out Date)

It is understood that any unused rent, if applicable, will be returned to the host student on the day the
host student departs from the host family’s home, after release of the room and inspection by the host
family. The host family must provide receipts and/or a written itemization of any amount requested to
cover damages, as provided for under California Civil Code 1960.5.

This notice was received on: _____________________ (Host Family to Fill in Date)

Amount of unused rent to be returned (if applicable): $_______ (# of unused rent days x daily rate)

Host Student’s Signature: _______________________________________________________

Host Family’s Signature: _______________________________________________________

STUDENT’S COPY