

## RENTAL AGREEMENT

LANDLORD: \_\_\_\_\_ TENANT: \_\_\_\_\_

PROPERTY: \_\_\_\_\_

IN CONSIDERATION of the mutual covenants and agreements herein contained, Landlord hereby rents to Tenant and Tenant hereby rents from Landlord the above-described property under the following terms:

1. **TERM.** This Rental Agreement shall be for a month-to-month tenancy that may be cancelled by either party upon giving notice to the other party at least fifteen days prior to the end of a month.

2. **RENT.** The rent shall be \$\_\_\_\_\_ per month and shall be due on or before the \_\_\_\_\_ day of each month. In the event the rent is received more than three (3) days late, a late charge of \$\_\_\_\_\_ shall be due. In the event a check bounces or an eviction notice must be posted, Tenant agrees to pay a \$15.00 charge.

3. **PAYMENT.** Payment must be received by Landlord on or before the due date at the following address: \_\_\_\_\_ or such place as designated by Landlord in writing. Tenant understands that this may require early mailing. In the event a check bounces, Landlord may require cash or certified funds.

4. **DEFAULT.** In the event Tenant defaults under any terms of this agreement, Landlord may recover possession as provided by Law and seek monetary damages.

5. **SECURITY.** Landlord acknowledges receipt of the sum of \$\_\_\_\_\_ as the last month's rent under this lease, plus \$\_\_\_\_\_ as security deposit against rent or damages. In the event Tenant vacates the premises without giving proper notice, said amounts are nonrefundable as a charge for Landlord's trouble in securing a new tenant, but Landlord reserves the right to seek additional payment for any damages to the premises.

6. **UTILITIES.** Tenant agrees to pay all utility charges on the property except: \_\_\_\_\_

7. **MAINTENANCE.** Tenant has examined the property, acknowledges it to be in good repair, and in consideration of the reduced rental rate, Tenant agrees to keep the premises in good repair and to do all minor maintenance promptly (under \$\_\_\_\_\_ excluding labor) and provide extermination service.

8. **LOCKS.** If Tenant adds or changes locks on the premises, Landlord shall be given copies of the keys. Landlord shall at all times have keys for access to the premises in case of emergencies.

9. **ASSIGNMENT.** This agreement may not be assigned by Tenant without the written consent of the Landlord.

10. **USE.** Tenant shall not use the premises for any illegal purpose or any purpose which will increase the rate of insurance and shall not cause a nuisance for Landlord or neighbors. Tenant shall not create any environmental hazards on the premises.

11. **LAWN.** Tenant agrees to maintain the lawn and shrubbery on the premises at his expense.

12. **LIABILITY.** Tenant shall be responsible for insurance on his own property and agrees not to hold Landlord liable for any damages to Tenant's property on the premises.

13. **ACCESS.** Landlord reserves the right to enter the premises for the purposes of inspection and to show to prospective purchasers.

14. **PETS.** No pets shall be allowed on the premises except: \_\_\_\_\_, and there shall be a \$\_\_\_\_\_ nonrefundable pet deposit.

15. **OCCUPANCY.** The premises shall not be occupied by more than \_\_\_ adults and \_\_\_ children.

16. **TENANT'S APPLIANCES.** Tenant agrees not to use any heaters, fixtures, or appliances drawing excessive current without consent of the Landlord.