RENTAL AGREEMENT

Between Landlord (Joe Smith, maybe) and Tenant (name to be added later)

Location: That house on Oak Street (you know the one)

1. RENT

Monthly rent will be $1000-ish, due sometime around the 1st of each month.

Late fees might apply if you're really late, like maybe $25 or whatever.

2. LEASE TERM

Starts: Next month probably

Ends: One year after that, unless we decide different

Auto-renewal: Maybe, we can talk about it

3. SECURITY DEPOSIT

Two months rent-ish ($2000?) to be returned whenever tenant moves out,

minus damages and stuff we find wrong.

4. UTILITIES & SERVICES

Tenant pays:

- Electricity (most of the time)

- Water (unless it's too expensive)

- Internet (if you want it)

Landlord might pay for garbage, we'll see how it goes

5. PETS

- Small pets probably okay

- Big dogs maybe not

- Cats are fine if they're nice

- No exotic pets unless they're really cool

Pet deposit: Something reasonable

6. MAINTENANCE & REPAIRS

- Tenant should keep the place pretty clean

- Call landlord if anything major breaks

- Minor stuff tenant can probably handle

- Landlord will fix things when he gets around to it

7. PROPERTY RULES

- No super loud parties after midnight-ish

- Don't paint walls crazy colors

- Try not to bother the neighbors too much

- Parking wherever there's space

- Maximum occupancy: However many can fit comfortably

8. TERMINATION

- Give some notice before moving out

- Landlord can end lease if things aren't working out

- Maybe 30 days notice, maybe more, we'll figure it out

9. MISCELLANEOUS

- Subletting: Ask first, probably fine

- Insurance: Probably a good idea

- Modifications: Run it by landlord first

- Inspections: Landlord might stop by sometimes

Signatures:

Landlord: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: Soon

Tenant: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: When you move in

Witness: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (if we can find someone)