**Srikanth Lease Agreement**

MONTH -TO-MONTH LEASE AGREEMENT  
  
THE PARTIES. This Residential Lease Agreement (“Agreement”) is made on the undersigned date by and between:  
   
Landlord  
Landlord's Name: Swathi  
Mailing Address: 44332, Mckinney, Texas, USA  
  
  
Tenant  
Tenant’s Name: Srikanth  
Additional Occupants: N/A  
  
  
PROPERTY.  
   
Property Address: 213123, Frisco, Texas, USA  
Residence Type: House  
Bedroom(s): 2  
Bathroom(s): 2  
  
  
TERM.  
   
Start Date: [Start Date]  
Termination Period: [Termination Period] Days  
  
  
RENT.  
   
Monthly Rent: $1200  
Due Date: [Day] day of each month.  
  
  
SECURITY DEPOSIT. (check one)  
   
Security Deposit.  
Amount: $500  
Returning to Tenant: [Days] days after lease termination.  
  
  
LATE FEE. (check one)  
   
No Late Fee  
  
  
NSF FEE. (check one)  
   
No NSF Fee  
  
  
EARLY MOVE -IN. (check one)  
   
No Early Move -in  
  
  
PRE-PAYMENT OF RENT. (check one)  
   
No Pre -Payment of Rent is Required  
  
  
ACCEPTABLE PAYMENT METHODS. The Landlord accepts any of the following payment methods from the Tenant: (check all that apply)  
   
[Payment Methods]  
  
  
PETS. (check one)  
   
No Pets Allowed  
  
  
SMOKING POLICY. (check one)  
   
No Smoking Allowed  
  
  
PARKING. (check one)  
   
No Parking Provided  
  
  
FURNITURE. (check one)  
   
Property is Not Furnished  
  
  
APPLIANCES. (check one)  
   
Property Has Appliances:  
  
  
UTILITIES & SERVICES. The Landlord is responsible for: (check one)  
   
No Utilities & Services  
  
  
RENTERS INSURANCE. (check one)  
   
No Renters Insurance Requirement  
  
  
MOVE -IN INSPECTION. (check one)  
   
No Move -In Inspection  
  
  
SUBLETTING. (check one)  
   
No Subletting Allowed  
  
  
NOTICES. If notice is sent by either Party, it shall be sent to:  
   
Landlord. The address mentioned in Section 1.  
Tenant. The address of the Property.  
  
  
ADDITIONAL TERMS & CONDITIONS. [Additional Terms]  
DISCLOSURES. The Landlord agrees to deliver the following to the Tenant: (check all that apply)  
   
[Disclosures]  
  
  
DEFINITIONS. The terms mentioned in this Agreement are defined below:  
   
Abandonment. If the Tenant vacates or abandons the Property for a period of up to seven days without informing the Landlord, the Tenant will be considered in default of this Agreement. If the Landlord believes the Tenant has vacated and abandoned the Property, the Landlord is entitled to inspect the Property by providing 24 hours’ notice or the timeframe required under Governing Law, whichever is greater.  
Access. Upon the start of the Early Move -In or the Term, whichever is applicable, the Landlord agrees to provide entry to the Tenant in the form of keys, fobs, cards, or any type of keyless access to the Property. Access to the Property shall be given after successful payment and receipt of the amounts required at the execution of this Agreement (see attached ‘Amount Due at Signing’).  
Additional Occupants. Also referred to simply as “Occupants,” these are individuals who have a legal right to reside on the Property with the Tenant. The Tenant agrees to bear all responsibility and liability for the actions made by the Occupants.  
Disclosures. The Disclosures mentioned under Section 22, whether they are attached to this Agreement or distributed to the Tenant separately, are accepted, acknowledged, and understood by the Tenant upon their execution of this Agreement.  
Early Move -In. If the Tenant is permitted an Early Move -In, and any pro -rated rent is required to be paid, such payment must be made by the Tenant at the execution of this Agreement. If applicable and selected in Section 8, this Early Move -In period shall be protected under the same rights as the Term of this Agreement.  
Furnishings and Appliances. The Tenant understands that the Furnishings and Appliances mentioned herein are under the Landlord’s ownership and must be returned in the same condition as at the start of the Term, normal wear and tear excepted.  
Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction where the Property is located.  
Guests. Refers to individuals who are not a Tenant or an Occupant but are invited onto the Property on behalf of the Tenant. Guests are permitted to stay on the Property for a period of no more than 48 hours.  
Late Fee. Refers to a penalty accrued by the Tenant in connection to any Rent payment due to the Landlord. The Late Fee shall accumulate in accordance with the terms mentioned herein and Governing Law, abiding by any statutory grace periods that may exist.  
Move -In Inspection. A Move -In Inspection, if required under this Agreement or Governing Law, shall be to protect the liability of the Tenant and the Security Deposit. Both Parties must acknowledge the Property's condition at the start and the end of the Term.  
Notices. The official address used for legal communication between the Landlord and Tenant as mentioned in Section 20.  
NSF Fee. If a Non -Sufficient Funds (NSF) Fee is mentioned herein, and if it is greater than the amount permitted under Governing Law, the amount under Governing Law shall take precedent. If a Non -Sufficient Funds (NSF) Fee is charged to the Tenant, it shall be due and payable immediately.  
Parking. Any Parking provided by the Landlord shall be at the Tenant’s discretion. The Landlord is not responsible for any damage, property loss, or liability that may occur to the Tenant’s vehicle while parked in the described area.  
Pets. If any property repairs, odor removal, or other maintenance is required due to the Tenant’s Pets, the costs shall be deducted from the Pet Fee or Security Deposit with an itemized list disclosed to the Tenant.  
   
Pet Restrictions. Any pet restriction mentioned in this Agreement shall be limited to Federal and State regulations regarding Tenants with special protections and privileges.  
Protected Animals. Notwithstanding any other provisions of this Agreement, the Tenant may keep a pet that qualifies as a service animal under the Americans with Disabilities Act (ADA) or an emotional support animal under applicable State and Federal laws. Tenants must provide documentation verifying the animal’s status as a service animal or emotional support animal upon request.  
Procedure for Approval. A Tenant seeking to keep a service animal or emotional support animal must notify the Landlord in writing and provide the necessary documentation. The Landlord shall not unreasonably withhold consent for a service animal or emotional support animal based on legitimate documentation.  
Indemnification. The Tenant agrees to indemnify and hold harmless the Landlord from any claims, damages, liabilities, or expenses arising out of the actions of any Pet allowed on the Property by the Tenant.  
  
  
Pre-Payment of Rent. If applicable, the Pre -Payment of Rent is applied to the dates mentioned herein. The Pre -Payment Period cannot be applied to any other timeframe and is non -refundable. Therefore, if the Tenant defaults on the terms of this Agreement and this Agreement is terminated by the Landlord, they shall not be entitled to a refund of the Pre -Payment of Rent.  
Party or Parties. The Landlord and Tenant are each referred to herein as a “Party” and, collectively, as the “Parties.”  
Property. The Property is the residential space permitted to be occupied by the Tenant and Occupants as outlined in Section 2.  
Rent. The first payment of Rent shall be due and payable at the execution of this Agreement. All subsequent Rent payments shall be paid on the due date in accordance with the payment instructions set forth under Section 4.  
Renters Insurance. It is strongly recommended that the Tenant secures a Renters Insurance policy to cover personal property, which also includes personal liability for their actions. Unless there is a prohibition imposed by the affordability covenants or other restrictions applicable under Governing Law, if Renters Insurance is required it must be issued by an insurance company that provides the amount mentioned in Section 17.  
   
Proof of Insurance. The Tenant shall provide the Landlord with a copy of the Renters Insurance policy declaration page or a certificate of insurance prior to the commencement of the Term and upon any renewal or change of the policy. The Tenant must also provide proof of insurance within 10 days of any written request by the Landlord as a requirement under this Agreement.  
Interested Party. In any Renters Insurance policy, the Landlord must be named as an additional interested party.  
Policy Maintenance. The Tenant agrees to maintain the Renters Insurance policy in full force and effect for the duration of the Term and any renewals thereof. Failure to maintain the required insurance constitutes a breach of this Agreement and may result in termination of tenancy and eviction under local housing laws.  
Landlord’s Insurance. Tenant acknowledges that the Landlord’s insurance does not cover the Tenant’s personal property or liability.  
Subrogation Waiver. The Renters Insurance policy shall include a waiver of subrogation clause in favor of the Landlord, meaning the insurance company of the Renters Insurance cannot seek recovery from the Landlord for any claims paid under the Renters Insurance.  
Failure to Maintain. If the Tenant fails to obtain and maintain Renters Insurance as required under this Agreement, it shall be considered a violation and result in default of this Agreement.  
  
  
Security Deposit. If required, a Security Deposit is paid by the Tenant to the Landlord at the execution of this Agreement under the following terms:  
   
Payment. Payment of the Security Deposit must be made at the execution of this Agreement.  
Returning to Tenant. The Security Deposit is returned to the Tenant in accordance with the timeframe mentioned or Governing Law, whichever is greater. The timeframe shall start upon the Tenant's delivery and possession of the Property to the Landlord.  
Receipt. If required under Governing Law or at the Landlord’s sole discretion, the Landlord shall provide a receipt for the payment of a Security Deposit which may include the location of where the funds are held.  
Interest. Unless required under Governing Law, the Security Deposit shall not be placed in an interest -bearing bank account to the benefit of the Tenant.  
Separate Bank Account. If required under Governing Law, the Security Deposit is required to be placed in a separate bank account.  
  
  
Smoking Policy. Smoking, under this Agreement, is referred to using a 3rd party device to inhale plant-based or non-plant-based substances. This includes vaping or inhaling of any vapor-like products.  
Term. The Term shall be the period of time the Tenant and any Occupants are permitted to reside on the Property as mentioned in Section 3. Due to this Agreement being a month-to-month lease in accordance with Governing Law, either Party may terminate by using the Termination Period mentioned or the minimum timeframe required under Governing Law, whichever is greater.  
Utilities & Services. The Tenant is responsible for any Utilities & Services not mentioned in Section 16 as the Landlord’s responsibility.  
Violation of this Agreement. If the Tenant violates this Agreement, and more than one individual is named as a Tenant, they shall jointly be liable for all obligations under this Agreement including but not limited to Rent damage to the Property, outstanding utility bills, and any other non-compliance.  
  
  
MISCELLANEOUS TERMS.  
   
Active Military.  
   
Right to Terminate. Under the Servicemembers Civil Relief Act, the Tenant has the right to terminate this Agreement under the following conditions:  
   
Permanent Change of Station. If the Tenant’s station is moved by 50 miles or more from the Property; or  
Deployment. If the Tenant is deployed with a military unit for a period of not less than 90 days.  
  
  
Notice. For the Tenant to exercise termination under this section, written notice of termination and a copy of the official orders or a verification signed by the Tenant’s commanding officer shall suffice.  
Termination Effective Date. Under such termination, it shall be made effective 30 days after the first date on which the next rental payment is due after the notice of termination is delivered to the Landlord. No penalties or fees for early termination shall be charged to the Tenant. However, the Tenant is responsible for all Rent payments prior to the termination date.  
Security Deposit. Upon such termination, the Landlord shall return the amount paid by the Tenant as a Security Deposit in accordance with this Agreement.  
  
  
Alterations. The Tenant is not allowed to alter, modify, or change the Property in any manner without the prior written consent of the Landlord.  
Compliance with Local Laws. The Tenant agrees, during the Term, to adhere to all local, State, and Federal laws regarding any ordinances, orders, rules, and regulations.  
Delivery and Possession. To the best of their knowledge, the Landlord declares to deliver possession of the Property in a habitable condition with all utilities and services in working order. This includes being free of any bedbugs, pests, mold, leaks, or repairs needed that could affect the Tenant’s living standards.  
   
Returning to Landlord. Upon the termination of this Agreement, the Tenant is obligated to return the Property in the same or similar condition upon moving out, wear and tear excepted.  
  
  
Dispute Resolution. Should a dispute arise from this Agreement, the Parties agree to attempt an amicable resolution. If unresolved, disputes shall be settled by binding arbitration within the Governing Law, following the rules of a mutually agreed -upon arbitration association. The prevailing Party may recover reasonable attorney s’ fees. This Agreement is governed by the Governing Law with the jurisdiction for any court process to be of the Landlord’s preference in such area.  
Equal Housing. If the Tenant possesses any mental or physical impairment, the Landlord shall provide reasonable modifications to the Property unless the modifications would be too difficult or expensive for the Landlord to provide. Any impairments of the Tenant are encouraged to be provided and presented to the Landlord in writing to seek the most appropriate solution for providing modifications to the Property.  
Indemnification. The Tenant agrees to indemnify and hold the Landlord harmless against all losses, damages, liabilities, claims, and expenses (including attorney s’ fees) incurred by the Landlord arising out of or related to the Tenant's use or occupancy of the Property, except to the extent caused by the gross negligence or willful misconduct of the Landlord. This indemnification shall survive the termination of this Agreement.  
Maintenance. Any maintenance required to maintain the Property’s condition of habitability shall be the Landlord’s responsibility, provided that it is not the result of the Tenant’s negligence.  
Occupancy. Within 48 hours of the Tenant’s occupancy of the Property, they accept that the Property is in working order and in a habitable condition.  
Right of Entry. The Landlord shall have the right to enter the Property, in accordance with Governing law or by providing 24 hours’ notice, whichever is greater, for the following reasons:  
   
Maintenance and repairs;  
Inspections.  
Property showings.  
Lease violations.  
Emergencies.  
Per local, State, or Federal laws.  
  
  
Right of Quiet Enjoyment. Both Parties shall have the right to quiet enjoyment of the Property, which shall not be infringed upon.  
   
Tenant’s Right. The Tenant has the right to enjoy the Property without disruptive interference from the Landlord or other tenants. Any other disturbance outside the Landlord’s power to mitigate shall be the responsibility of the Tenant to report to the appropriate authorities and cooperate with the Landlord in any reasonable measures to resolve the issue.  
Landlord’s Right. The Landlord and any other surrounding tenants have the right to enjoy the Property without disruptive interference by the Tenant. A violation of this section by the Tenant shall be considered a breach of this Agreement.  
  
  
Sale of Property. Upon the sale of the Property, the Landlord shall forward the new owner’s contact information, and this Agreement shall be assigned to the Landlord accordingly. This Agreement shall continue in the event of a sale.  
Severability. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities, or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.  
Subletting. If subletting is allowed, the Tenant acknowledges that any subtenants must follow the rules, responsibilities, and obligations under this Agreement and cannot occupy the Property longer than the original Term specified in this Agreement. The Tenant assumes full responsibility for the actions of the subtenants.  
Succession. In the event of the Tenant's death, their Estate shall be liable to pay Rent, continue utility payments, and ensure the Property is secured until the Landlord gains possession.  
Tenant Acknowledgement. As a material part of this Agreement, the Tenant has thoroughly inspected the Property and acknowledges that the Property is in good repair and in compliance with all health, safety, and housing codes.  
Time is of the Essence. Time is of the essence in this Agreement. All terms and provisions herein must be carried out promptly and without delay.  
Use of Property. The Tenant shall use the Property solely for residential purposes and shall not conduct any business or illegal activities on the Property.  
Waiver. No waiver of any term or condition of this Agreement shall be binding on either Party unless it is in writing and signed by the waiving Party. A waiver of one provision shall not waive any other provision.

MONTH -TO-MONTH LEASE AGREEMENT  
  
THE PARTIES. This Residential Lease Agreement (“Agreement”) is made on the undersigned date by and between:  
   
Landlord  
Landlord's Name: Swathi  
Mailing Address: 44332, Mckinney, Texas, USA  
  
  
Tenant  
Tenant’s Name: Srikanth  
Additional Occupants: N/A  
  
  
PROPERTY.  
   
Property Address: 213123, Frisco, Texas, USA  
Residence Type: House  
Bedroom(s): 2  
Bathroom(s): 2  
  
  
TERM.  
   
Start Date: [Start Date]  
Termination Period: [Termination Period] Days  
  
  
RENT.  
   
Monthly Rent: $1200  
Due Date: [Day] day of each month.  
  
  
SECURITY DEPOSIT. (check one)  
   
Security Deposit.  
Amount: $500  
Returning to Tenant: [Days] days after lease termination.  
  
  
LATE FEE. (check one)  
   
No Late Fee  
  
  
NSF FEE. (check one)  
   
No NSF Fee  
  
  
EARLY MOVE -IN. (check one)  
   
No Early Move -in  
  
  
PRE-PAYMENT OF RENT. (check one)  
   
No Pre -Payment of Rent is Required  
  
  
ACCEPTABLE PAYMENT METHODS. The Landlord accepts any of the following payment methods from the Tenant: (check all that apply)  
   
[Payment Methods]  
  
  
PETS. (check one)  
   
No Pets Allowed  
  
  
SMOKING POLICY. (check one)  
   
No Smoking Allowed  
  
  
PARKING. (check one)  
   
No Parking Provided  
  
  
FURNITURE. (check one)  
   
Property is Not Furnished  
  
  
APPLIANCES. (check one)  
   
Property Has Appliances:  
  
  
UTILITIES & SERVICES. The Landlord is responsible for: (check one)  
   
No Utilities & Services  
  
  
RENTERS INSURANCE. (check one)  
   
No Renters Insurance Requirement  
  
  
MOVE -IN INSPECTION. (check one)  
   
No Move -In Inspection  
  
  
SUBLETTING. (check one)  
   
No Subletting Allowed  
  
  
NOTICES. If notice is sent by either Party, it shall be sent to:  
   
Landlord. The address mentioned in Section 1.  
Tenant. The address of the Property.  
  
  
ADDITIONAL TERMS & CONDITIONS. [Additional Terms]  
DISCLOSURES. The Landlord agrees to deliver the following to the Tenant: (check all that apply)  
   
[Disclosures]  
  
  
DEFINITIONS. The terms mentioned in this Agreement are defined below:  
   
Abandonment. If the Tenant vacates or abandons the Property for a period of up to seven days without informing the Landlord, the Tenant will be considered in default of this Agreement. If the Landlord believes the Tenant has vacated and abandoned the Property, the Landlord is entitled to inspect the Property by providing 24 hours’ notice or the timeframe required under Governing Law, whichever is greater.  
Access. Upon the start of the Early Move -In or the Term, whichever is applicable, the Landlord agrees to provide entry to the Tenant in the form of keys, fobs, cards, or any type of keyless access to the Property. Access to the Property shall be given after successful payment and receipt of the amounts required at the execution of this Agreement (see attached ‘Amount Due at Signing’).  
Additional Occupants. Also referred to simply as “Occupants,” these are individuals who have a legal right to reside on the Property with the Tenant. The Tenant agrees to bear all responsibility and liability for the actions made by the Occupants.  
Disclosures. The Disclosures mentioned under Section 22, whether they are attached to this Agreement or distributed to the Tenant separately, are accepted, acknowledged, and understood by the Tenant upon their execution of this Agreement.  
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Furnishings and Appliances. The Tenant understands that the Furnishings and Appliances mentioned herein are under the Landlord’s ownership and must be returned in the same condition as at the start of the Term, normal wear and tear excepted.  
Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction where the Property is located.  
Guests. Refers to individuals who are not a Tenant or an Occupant but are invited onto the Property on behalf of the Tenant. Guests are permitted to stay on the Property for a period of no more than 48 hours.  
Late Fee. Refers to a penalty accrued by the Tenant in connection to any Rent payment due to the Landlord. The Late Fee shall accumulate in accordance with the terms mentioned herein and Governing Law, abiding by any statutory grace periods that may exist.  
Move -In Inspection. A Move -In Inspection, if required under this Agreement or Governing Law, shall be to protect the liability of the Tenant and the Security Deposit. Both Parties must acknowledge the Property's condition at the start and the end of the Term.  
Notices. The official address used for legal communication between the Landlord and Tenant as mentioned in Section 20.  
NSF Fee. If a Non -Sufficient Funds (NSF) Fee is mentioned herein, and if it is greater than the amount permitted under Governing Law, the amount under Governing Law shall take precedent. If a Non -Sufficient Funds (NSF) Fee is charged to the Tenant, it shall be due and payable immediately.  
Parking. Any Parking provided by the Landlord shall be at the Tenant’s discretion. The Landlord is not responsible for any damage, property loss, or liability that may occur to the Tenant’s vehicle while parked in the described area.  
Pets. If any property repairs, odor removal, or other maintenance is required due to the Tenant’s Pets, the costs shall be deducted from the Pet Fee or Security Deposit with an itemized list disclosed to the Tenant.  
   
Pet Restrictions. Any pet restriction mentioned in this Agreement shall be limited to Federal and State regulations regarding Tenants with special protections and privileges.  
Protected Animals. Notwithstanding any other provisions of this Agreement, the Tenant may keep a pet that qualifies as a service animal under the Americans with Disabilities Act (ADA) or an emotional support animal under applicable State and Federal laws. Tenants must provide documentation verifying the animal’s status as a service animal or emotional support animal upon request.  
Procedure for Approval. A Tenant seeking to keep a service animal or emotional support animal must notify the Landlord in writing and provide the necessary documentation. The Landlord shall not unreasonably withhold consent for a service animal or emotional support animal based on legitimate documentation.  
Indemnification. The Tenant agrees to indemnify and hold harmless the Landlord from any claims, damages, liabilities, or expenses arising out of the actions of any Pet allowed on the Property by the Tenant.  
  
  
Pre-Payment of Rent. If applicable, the Pre -Payment of Rent is applied to the dates mentioned herein. The Pre -Payment Period cannot be applied to any other timeframe and is non -refundable. Therefore, if the Tenant defaults on the terms of this Agreement and this Agreement is terminated by the Landlord, they shall not be entitled to a refund of the Pre -Payment of Rent.  
Party or Parties. The Landlord and Tenant are each referred to herein as a “Party” and, collectively, as the “Parties.”  
Property. The Property is the residential space permitted to be occupied by the Tenant and Occupants as outlined in Section 2.  
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Renters Insurance. It is strongly recommended that the Tenant secures a Renters Insurance policy to cover personal property, which also includes personal liability for their actions. Unless there is a prohibition imposed by the affordability covenants or other restrictions applicable under Governing Law, if Renters Insurance is required it must be issued by an insurance company that provides the amount mentioned in Section 17.  
   
Proof of Insurance. The Tenant shall provide the Landlord with a copy of the Renters Insurance policy declaration page or a certificate of insurance prior to the commencement of the Term and upon any renewal or change of the policy. The Tenant must also provide proof of insurance within 10 days of any written request by the Landlord as a requirement under this Agreement.  
Interested Party. In any Renters Insurance policy, the Landlord must be named as an additional interested party.  
Policy Maintenance. The Tenant agrees to maintain the Renters Insurance policy in full force and effect for the duration of the Term and any renewals thereof. Failure to maintain the required insurance constitutes a breach of this Agreement and may result in termination of tenancy and eviction under local housing laws.  
Landlord’s Insurance. Tenant acknowledges that the Landlord’s insurance does not cover the Tenant’s personal property or liability.  
Subrogation Waiver. The Renters Insurance policy shall include a waiver of subrogation clause in favor of the Landlord, meaning the insurance company of the Renters Insurance cannot seek recovery from the Landlord for any claims paid under the Renters Insurance.  
Failure to Maintain. If the Tenant fails to obtain and maintain Renters Insurance as required under this Agreement, it shall be considered a violation and result in default of this Agreement.  
  
  
Security Deposit. If required, a Security Deposit is paid by the Tenant to the Landlord at the execution of this Agreement under the following terms:  
   
Payment. Payment of the Security Deposit must be made at the execution of this Agreement.  
Returning to Tenant. The Security Deposit is returned to the Tenant in accordance with the timeframe mentioned or Governing Law, whichever is greater. The timeframe shall start upon the Tenant's delivery and possession of the Property to the Landlord.  
Receipt. If required under Governing Law or at the Landlord’s sole discretion, the Landlord shall provide a receipt for the payment of a Security Deposit which may include the location of where the funds are held.  
Interest. Unless required under Governing Law, the Security Deposit shall not be placed in an interest -bearing bank account to the benefit of the Tenant.  
Separate Bank Account. If required under Governing Law, the Security Deposit is required to be placed in a separate bank account.  
  
  
Smoking Policy. Smoking, under this Agreement, is referred to using a 3rd party device to inhale plant-based or non-plant-based substances. This includes vaping or inhaling of any vapor-like products.  
Term. The Term shall be the period of time the Tenant and any Occupants are permitted to reside on the Property as mentioned in Section 3. Due to this Agreement being a month-to-month lease in accordance with Governing Law, either Party may terminate by using the Termination Period mentioned or the minimum timeframe required under Governing Law, whichever is greater.  
Utilities & Services. The Tenant is responsible for any Utilities & Services not mentioned in Section 16 as the Landlord’s responsibility.  
Violation of this Agreement. If the Tenant violates this Agreement, and more than one individual is named as a Tenant, they shall jointly be liable for all obligations under this Agreement including but not limited to Rent damage to the Property, outstanding utility bills, and any other non-compliance.  
  
  
MISCELLANEOUS TERMS.  
   
Active Military.  
   
Right to Terminate. Under the Servicemembers Civil Relief Act, the Tenant has the right to terminate this Agreement under the following conditions:  
   
Permanent Change of Station. If the Tenant’s station is moved by 50 miles or more from the Property; or  
Deployment. If the Tenant is deployed with a military unit for a period of not less than 90 days.  
  
  
Notice. For the Tenant to exercise termination under this section, written notice of termination and a copy of the official orders or a verification signed by the Tenant’s commanding officer shall suffice.  
Termination Effective Date. Under such termination, it shall be made effective 30 days after the first date on which the next rental payment is due after the notice of termination is delivered to the Landlord. No penalties or fees for early termination shall be charged to the Tenant. However, the Tenant is responsible for all Rent payments prior to the termination date.  
Security Deposit. Upon such termination, the Landlord shall return the amount paid by the Tenant as a Security Deposit in accordance with this Agreement.  
  
  
Alterations. The Tenant is not allowed to alter, modify, or change the Property in any manner without the prior written consent of the Landlord.  
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Delivery and Possession. To the best of their knowledge, the Landlord declares to deliver possession of the Property in a habitable condition with all utilities and services in working order. This includes being free of any bedbugs, pests, mold, leaks, or repairs needed that could affect the Tenant’s living standards.  
   
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Dispute Resolution. Should a dispute arise from this Agreement, the Parties agree to attempt an amicable resolution. If unresolved, disputes shall be settled by binding arbitration within the Governing Law, following the rules of a mutually agreed -upon arbitration association. The prevailing Party may recover reasonable attorney s’ fees. This Agreement is governed by the Governing Law with the jurisdiction for any court process to be of the Landlord’s preference in such area.  
Equal Housing. If the Tenant possesses any mental or physical impairment, the Landlord shall provide reasonable modifications to the Property unless the modifications would be too difficult or expensive for the Landlord to provide. Any impairments of the Tenant are encouraged to be provided and presented to the Landlord in writing to seek the most appropriate solution for providing modifications to the Property.  
Indemnification. The Tenant agrees to indemnify and hold the Landlord harmless against all losses, damages, liabilities, claims, and expenses (including attorney s’ fees) incurred by the Landlord arising out of or related to the Tenant's use or occupancy of the Property, except to the extent caused by the gross negligence or willful misconduct of the Landlord. This indemnification shall survive the termination of this Agreement.  
Maintenance. Any maintenance required to maintain the Property’s condition of habitability shall be the Landlord’s responsibility, provided that it is not the result of the Tenant’s negligence.  
Occupancy. Within 48 hours of the Tenant’s occupancy of the Property, they accept that the Property is in working order and in a habitable condition.  
Right of Entry. The Landlord shall have the right to enter the Property, in accordance with Governing law or by providing 24 hours’ notice, whichever is greater, for the following reasons:  
   
Maintenance and repairs;  
Inspections.  
Property showings.  
Lease violations.  
Emergencies.  
Per local, State, or Federal laws.  
  
  
Right of Quiet Enjoyment. Both Parties shall have the right to quiet enjoyment of the Property, which shall not be infringed upon.  
   
Tenant’s Right. The Tenant has the right to enjoy the Property without disruptive interference from the Landlord or other tenants. Any other disturbance outside the Landlord’s power to mitigate shall be the responsibility of the Tenant to report to the appropriate authorities and cooperate with the Landlord in any reasonable measures to resolve the issue.  
Landlord’s Right. The Landlord and any other surrounding tenants have the right to enjoy the Property without disruptive interference by the Tenant. A violation of this section by the Tenant shall be considered a breach of this Agreement.  
  
  
Sale of Property. Upon the sale of the Property, the Landlord shall forward the new owner’s contact information, and this Agreement shall be assigned to the Landlord accordingly. This Agreement shall continue in the event of a sale.  
Severability. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities, or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.  
Subletting. If subletting is allowed, the Tenant acknowledges that any subtenants must follow the rules, responsibilities, and obligations under this Agreement and cannot occupy the Property longer than the original Term specified in this Agreement. The Tenant assumes full responsibility for the actions of the subtenants.  
Succession. In the event of the Tenant's death, their Estate shall be liable to pay Rent, continue utility payments, and ensure the Property is secured until the Landlord gains possession.  
Tenant Acknowledgement. As a material part of this Agreement, the Tenant has thoroughly inspected the Property and acknowledges that the Property is in good repair and in compliance with all health, safety, and housing codes.  
Time is of the Essence. Time is of the essence in this Agreement. All terms and provisions herein must be carried out promptly and without delay.  
Use of Property. The Tenant shall use the Property solely for residential purposes and shall not conduct any business or illegal activities on the Property.  
Waiver. No waiver of any term or condition of this Agreement shall be binding on either Party unless it is in writing and signed by the waiving Party. A waiver of one provision shall not waive any other provision.

# MONTH -TO-MONTH LEASE AGREEMENT

* THE PARTIES. This Residential Lease Agreement (“Agreement”) is made on the undersigned date by and between:  
     
  Landlord  
  Landlord's Name: Swathi  
  Mailing Address: 44332, Mckinney, Texas, USA  
    
    
  Tenant  
  Tenant’s Name: Srikanth  
  Additional Occupants: N/A
* Landlord
* Landlord's Name: Swathi
* Mailing Address: 44332, Mckinney, Texas, USA
* Landlord
* Landlord's Name: Swathi
* Mailing Address: 44332, Mckinney, Texas, USA
* Tenant
* Tenant’s Name: Srikanth
* Additional Occupants: N/A
* Tenant
* Tenant’s Name: Srikanth
* Additional Occupants: N/A
* PROPERTY.  
     
  Property Address: 213123, Frisco, Texas, USA  
  Residence Type: House  
  Bedroom(s): 2  
  Bathroom(s): 2
* Property Address: 213123, Frisco, Texas, USA
* Residence Type: House
* Bedroom(s): 2
* Bathroom(s): 2
* Property Address: 213123, Frisco, Texas, USA
* Residence Type: House
* Bedroom(s): 2
* Bathroom(s): 2
* TERM.  
     
  Start Date: [Start Date]  
  Termination Period: [Termination Period] Days
* Start Date: [Start Date]
* Termination Period: [Termination Period] Days
* Start Date: [Start Date]
* Termination Period: [Termination Period] Days
* RENT.  
     
  Monthly Rent: $1200  
  Due Date: [Day] day of each month.
* Monthly Rent: $1200
* Due Date: [Day] day of each month.
* Monthly Rent: $1200
* Due Date: [Day] day of each month.
* SECURITY DEPOSIT. (check one)  
     
  Security Deposit.  
  Amount: $500  
  Returning to Tenant: [Days] days after lease termination.
* Security Deposit.
* Amount: $500
* Returning to Tenant: [Days] days after lease termination.
* Security Deposit.
* Amount: $500
* Returning to Tenant: [Days] days after lease termination.
* LATE FEE. (check one)  
     
  No Late Fee
* No Late Fee
* No Late Fee
* NSF FEE. (check one)  
     
  No NSF Fee
* No NSF Fee
* No NSF Fee
* EARLY MOVE -IN. (check one)  
     
  No Early Move -in
* No Early Move -in
* No Early Move -in
* PRE-PAYMENT OF RENT. (check one)  
     
  No Pre -Payment of Rent is Required
* No Pre -Payment of Rent is Required
* No Pre -Payment of Rent is Required
* ACCEPTABLE PAYMENT METHODS. The Landlord accepts any of the following payment methods from the Tenant: (check all that apply)  
     
  [Payment Methods]
* [Payment Methods]
* [Payment Methods]
* PETS. (check one)  
     
  No Pets Allowed
* No Pets Allowed
* No Pets Allowed
* SMOKING POLICY. (check one)  
     
  No Smoking Allowed
* No Smoking Allowed
* No Smoking Allowed
* PARKING. (check one)  
     
  No Parking Provided
* No Parking Provided
* No Parking Provided
* FURNITURE. (check one)  
     
  Property is Not Furnished
* Property is Not Furnished
* Property is Not Furnished
* APPLIANCES. (check one)  
     
  Property Has Appliances:
* Property Has Appliances:
* Property Has Appliances:
* UTILITIES & SERVICES. The Landlord is responsible for: (check one)  
     
  No Utilities & Services
* No Utilities & Services
* No Utilities & Services
* RENTERS INSURANCE. (check one)  
     
  No Renters Insurance Requirement
* No Renters Insurance Requirement
* No Renters Insurance Requirement
* MOVE -IN INSPECTION. (check one)  
     
  No Move -In Inspection
* No Move -In Inspection
* No Move -In Inspection
* SUBLETTING. (check one)  
     
  No Subletting Allowed
* No Subletting Allowed
* No Subletting Allowed
* NOTICES. If notice is sent by either Party, it shall be sent to:  
     
  Landlord. The address mentioned in Section 1.  
  Tenant. The address of the Property.
* Landlord. The address mentioned in Section 1.
* Tenant. The address of the Property.
* Landlord. The address mentioned in Section 1.
* Tenant. The address of the Property.
* ADDITIONAL TERMS & CONDITIONS. [Additional Terms]
* DISCLOSURES. The Landlord agrees to deliver the following to the Tenant: (check all that apply)  
     
  [Disclosures]
* [Disclosures]
* [Disclosures]
* DEFINITIONS. The terms mentioned in this Agreement are defined below:  
     
  Abandonment. If the Tenant vacates or abandons the Property for a period of up to seven days without informing the Landlord, the Tenant will be considered in default of this Agreement. If the Landlord believes the Tenant has vacated and abandoned the Property, the Landlord is entitled to inspect the Property by providing 24 hours’ notice or the timeframe required under Governing Law, whichever is greater.  
  Access. Upon the start of the Early Move -In or the Term, whichever is applicable, the Landlord agrees to provide entry to the Tenant in the form of keys, fobs, cards, or any type of keyless access to the Property. Access to the Property shall be given after successful payment and receipt of the amounts required at the execution of this Agreement (see attached ‘Amount Due at Signing’).  
  Additional Occupants. Also referred to simply as “Occupants,” these are individuals who have a legal right to reside on the Property with the Tenant. The Tenant agrees to bear all responsibility and liability for the actions made by the Occupants.  
  Disclosures. The Disclosures mentioned under Section 22, whether they are attached to this Agreement or distributed to the Tenant separately, are accepted, acknowledged, and understood by the Tenant upon their execution of this Agreement.  
  Early Move -In. If the Tenant is permitted an Early Move -In, and any pro -rated rent is required to be paid, such payment must be made by the Tenant at the execution of this Agreement. If applicable and selected in Section 8, this Early Move -In period shall be protected under the same rights as the Term of this Agreement.  
  Furnishings and Appliances. The Tenant understands that the Furnishings and Appliances mentioned herein are under the Landlord’s ownership and must be returned in the same condition as at the start of the Term, normal wear and tear excepted.  
  Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction where the Property is located.  
  Guests. Refers to individuals who are not a Tenant or an Occupant but are invited onto the Property on behalf of the Tenant. Guests are permitted to stay on the Property for a period of no more than 48 hours.  
  Late Fee. Refers to a penalty accrued by the Tenant in connection to any Rent payment due to the Landlord. The Late Fee shall accumulate in accordance with the terms mentioned herein and Governing Law, abiding by any statutory grace periods that may exist.  
  Move -In Inspection. A Move -In Inspection, if required under this Agreement or Governing Law, shall be to protect the liability of the Tenant and the Security Deposit. Both Parties must acknowledge the Property's condition at the start and the end of the Term.  
  Notices. The official address used for legal communication between the Landlord and Tenant as mentioned in Section 20.  
  NSF Fee. If a Non -Sufficient Funds (NSF) Fee is mentioned herein, and if it is greater than the amount permitted under Governing Law, the amount under Governing Law shall take precedent. If a Non -Sufficient Funds (NSF) Fee is charged to the Tenant, it shall be due and payable immediately.  
  Parking. Any Parking provided by the Landlord shall be at the Tenant’s discretion. The Landlord is not responsible for any damage, property loss, or liability that may occur to the Tenant’s vehicle while parked in the described area.  
  Pets. If any property repairs, odor removal, or other maintenance is required due to the Tenant’s Pets, the costs shall be deducted from the Pet Fee or Security Deposit with an itemized list disclosed to the Tenant.  
     
  Pet Restrictions. Any pet restriction mentioned in this Agreement shall be limited to Federal and State regulations regarding Tenants with special protections and privileges.  
  Protected Animals. Notwithstanding any other provisions of this Agreement, the Tenant may keep a pet that qualifies as a service animal under the Americans with Disabilities Act (ADA) or an emotional support animal under applicable State and Federal laws. Tenants must provide documentation verifying the animal’s status as a service animal or emotional support animal upon request.  
  Procedure for Approval. A Tenant seeking to keep a service animal or emotional support animal must notify the Landlord in writing and provide the necessary documentation. The Landlord shall not unreasonably withhold consent for a service animal or emotional support animal based on legitimate documentation.  
  Indemnification. The Tenant agrees to indemnify and hold harmless the Landlord from any claims, damages, liabilities, or expenses arising out of the actions of any Pet allowed on the Property by the Tenant.  
    
    
  Pre-Payment of Rent. If applicable, the Pre -Payment of Rent is applied to the dates mentioned herein. The Pre -Payment Period cannot be applied to any other timeframe and is non -refundable. Therefore, if the Tenant defaults on the terms of this Agreement and this Agreement is terminated by the Landlord, they shall not be entitled to a refund of the Pre -Payment of Rent.  
  Party or Parties. The Landlord and Tenant are each referred to herein as a “Party” and, collectively, as the “Parties.”  
  Property. The Property is the residential space permitted to be occupied by the Tenant and Occupants as outlined in Section 2.  
  Rent. The first payment of Rent shall be due and payable at the execution of this Agreement. All subsequent Rent payments shall be paid on the due date in accordance with the payment instructions set forth under Section 4.  
  Renters Insurance. It is strongly recommended that the Tenant secures a Renters Insurance policy to cover personal property, which also includes personal liability for their actions. Unless there is a prohibition imposed by the affordability covenants or other restrictions applicable under Governing Law, if Renters Insurance is required it must be issued by an insurance company that provides the amount mentioned in Section 17.  
     
  Proof of Insurance. The Tenant shall provide the Landlord with a copy of the Renters Insurance policy declaration page or a certificate of insurance prior to the commencement of the Term and upon any renewal or change of the policy. The Tenant must also provide proof of insurance within 10 days of any written request by the Landlord as a requirement under this Agreement.  
  Interested Party. In any Renters Insurance policy, the Landlord must be named as an additional interested party.  
  Policy Maintenance. The Tenant agrees to maintain the Renters Insurance policy in full force and effect for the duration of the Term and any renewals thereof. Failure to maintain the required insurance constitutes a breach of this Agreement and may result in termination of tenancy and eviction under local housing laws.  
  Landlord’s Insurance. Tenant acknowledges that the Landlord’s insurance does not cover the Tenant’s personal property or liability.  
  Subrogation Waiver. The Renters Insurance policy shall include a waiver of subrogation clause in favor of the Landlord, meaning the insurance company of the Renters Insurance cannot seek recovery from the Landlord for any claims paid under the Renters Insurance.  
  Failure to Maintain. If the Tenant fails to obtain and maintain Renters Insurance as required under this Agreement, it shall be considered a violation and result in default of this Agreement.  
    
    
  Security Deposit. If required, a Security Deposit is paid by the Tenant to the Landlord at the execution of this Agreement under the following terms:  
     
  Payment. Payment of the Security Deposit must be made at the execution of this Agreement.  
  Returning to Tenant. The Security Deposit is returned to the Tenant in accordance with the timeframe mentioned or Governing Law, whichever is greater. The timeframe shall start upon the Tenant's delivery and possession of the Property to the Landlord.  
  Receipt. If required under Governing Law or at the Landlord’s sole discretion, the Landlord shall provide a receipt for the payment of a Security Deposit which may include the location of where the funds are held.  
  Interest. Unless required under Governing Law, the Security Deposit shall not be placed in an interest -bearing bank account to the benefit of the Tenant.  
  Separate Bank Account. If required under Governing Law, the Security Deposit is required to be placed in a separate bank account.  
    
    
  Smoking Policy. Smoking, under this Agreement, is referred to using a 3rd party device to inhale plant-based or non-plant-based substances. This includes vaping or inhaling of any vapor-like products.  
  Term. The Term shall be the period of time the Tenant and any Occupants are permitted to reside on the Property as mentioned in Section 3. Due to this Agreement being a month-to-month lease in accordance with Governing Law, either Party may terminate by using the Termination Period mentioned or the minimum timeframe required under Governing Law, whichever is greater.  
  Utilities & Services. The Tenant is responsible for any Utilities & Services not mentioned in Section 16 as the Landlord’s responsibility.  
  Violation of this Agreement. If the Tenant violates this Agreement, and more than one individual is named as a Tenant, they shall jointly be liable for all obligations under this Agreement including but not limited to Rent damage to the Property, outstanding utility bills, and any other non-compliance.
* Abandonment. If the Tenant vacates or abandons the Property for a period of up to seven days without informing the Landlord, the Tenant will be considered in default of this Agreement. If the Landlord believes the Tenant has vacated and abandoned the Property, the Landlord is entitled to inspect the Property by providing 24 hours’ notice or the timeframe required under Governing Law, whichever is greater.
* Access. Upon the start of the Early Move -In or the Term, whichever is applicable, the Landlord agrees to provide entry to the Tenant in the form of keys, fobs, cards, or any type of keyless access to the Property. Access to the Property shall be given after successful payment and receipt of the amounts required at the execution of this Agreement (see attached ‘Amount Due at Signing’).
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* Furnishings and Appliances. The Tenant understands that the Furnishings and Appliances mentioned herein are under the Landlord’s ownership and must be returned in the same condition as at the start of the Term, normal wear and tear excepted.
* Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction where the Property is located.
* Guests. Refers to individuals who are not a Tenant or an Occupant but are invited onto the Property on behalf of the Tenant. Guests are permitted to stay on the Property for a period of no more than 48 hours.
* Late Fee. Refers to a penalty accrued by the Tenant in connection to any Rent payment due to the Landlord. The Late Fee shall accumulate in accordance with the terms mentioned herein and Governing Law, abiding by any statutory grace periods that may exist.
* Move -In Inspection. A Move -In Inspection, if required under this Agreement or Governing Law, shall be to protect the liability of the Tenant and the Security Deposit. Both Parties must acknowledge the Property's condition at the start and the end of the Term.
* Notices. The official address used for legal communication between the Landlord and Tenant as mentioned in Section 20.
* NSF Fee. If a Non -Sufficient Funds (NSF) Fee is mentioned herein, and if it is greater than the amount permitted under Governing Law, the amount under Governing Law shall take precedent. If a Non -Sufficient Funds (NSF) Fee is charged to the Tenant, it shall be due and payable immediately.
* Parking. Any Parking provided by the Landlord shall be at the Tenant’s discretion. The Landlord is not responsible for any damage, property loss, or liability that may occur to the Tenant’s vehicle while parked in the described area.
* Pets. If any property repairs, odor removal, or other maintenance is required due to the Tenant’s Pets, the costs shall be deducted from the Pet Fee or Security Deposit with an itemized list disclosed to the Tenant.  
     
  Pet Restrictions. Any pet restriction mentioned in this Agreement shall be limited to Federal and State regulations regarding Tenants with special protections and privileges.  
  Protected Animals. Notwithstanding any other provisions of this Agreement, the Tenant may keep a pet that qualifies as a service animal under the Americans with Disabilities Act (ADA) or an emotional support animal under applicable State and Federal laws. Tenants must provide documentation verifying the animal’s status as a service animal or emotional support animal upon request.  
  Procedure for Approval. A Tenant seeking to keep a service animal or emotional support animal must notify the Landlord in writing and provide the necessary documentation. The Landlord shall not unreasonably withhold consent for a service animal or emotional support animal based on legitimate documentation.  
  Indemnification. The Tenant agrees to indemnify and hold harmless the Landlord from any claims, damages, liabilities, or expenses arising out of the actions of any Pet allowed on the Property by the Tenant.
* Pet Restrictions. Any pet restriction mentioned in this Agreement shall be limited to Federal and State regulations regarding Tenants with special protections and privileges.
* Protected Animals. Notwithstanding any other provisions of this Agreement, the Tenant may keep a pet that qualifies as a service animal under the Americans with Disabilities Act (ADA) or an emotional support animal under applicable State and Federal laws. Tenants must provide documentation verifying the animal’s status as a service animal or emotional support animal upon request.
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* Indemnification. The Tenant agrees to indemnify and hold harmless the Landlord from any claims, damages, liabilities, or expenses arising out of the actions of any Pet allowed on the Property by the Tenant.
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* Party or Parties. The Landlord and Tenant are each referred to herein as a “Party” and, collectively, as the “Parties.”
* Property. The Property is the residential space permitted to be occupied by the Tenant and Occupants as outlined in Section 2.
* Rent. The first payment of Rent shall be due and payable at the execution of this Agreement. All subsequent Rent payments shall be paid on the due date in accordance with the payment instructions set forth under Section 4.
* Renters Insurance. It is strongly recommended that the Tenant secures a Renters Insurance policy to cover personal property, which also includes personal liability for their actions. Unless there is a prohibition imposed by the affordability covenants or other restrictions applicable under Governing Law, if Renters Insurance is required it must be issued by an insurance company that provides the amount mentioned in Section 17.  
     
  Proof of Insurance. The Tenant shall provide the Landlord with a copy of the Renters Insurance policy declaration page or a certificate of insurance prior to the commencement of the Term and upon any renewal or change of the policy. The Tenant must also provide proof of insurance within 10 days of any written request by the Landlord as a requirement under this Agreement.  
  Interested Party. In any Renters Insurance policy, the Landlord must be named as an additional interested party.  
  Policy Maintenance. The Tenant agrees to maintain the Renters Insurance policy in full force and effect for the duration of the Term and any renewals thereof. Failure to maintain the required insurance constitutes a breach of this Agreement and may result in termination of tenancy and eviction under local housing laws.  
  Landlord’s Insurance. Tenant acknowledges that the Landlord’s insurance does not cover the Tenant’s personal property or liability.  
  Subrogation Waiver. The Renters Insurance policy shall include a waiver of subrogation clause in favor of the Landlord, meaning the insurance company of the Renters Insurance cannot seek recovery from the Landlord for any claims paid under the Renters Insurance.  
  Failure to Maintain. If the Tenant fails to obtain and maintain Renters Insurance as required under this Agreement, it shall be considered a violation and result in default of this Agreement.
* Proof of Insurance. The Tenant shall provide the Landlord with a copy of the Renters Insurance policy declaration page or a certificate of insurance prior to the commencement of the Term and upon any renewal or change of the policy. The Tenant must also provide proof of insurance within 10 days of any written request by the Landlord as a requirement under this Agreement.
* Interested Party. In any Renters Insurance policy, the Landlord must be named as an additional interested party.
* Policy Maintenance. The Tenant agrees to maintain the Renters Insurance policy in full force and effect for the duration of the Term and any renewals thereof. Failure to maintain the required insurance constitutes a breach of this Agreement and may result in termination of tenancy and eviction under local housing laws.
* Landlord’s Insurance. Tenant acknowledges that the Landlord’s insurance does not cover the Tenant’s personal property or liability.
* Subrogation Waiver. The Renters Insurance policy shall include a waiver of subrogation clause in favor of the Landlord, meaning the insurance company of the Renters Insurance cannot seek recovery from the Landlord for any claims paid under the Renters Insurance.
* Failure to Maintain. If the Tenant fails to obtain and maintain Renters Insurance as required under this Agreement, it shall be considered a violation and result in default of this Agreement.
* Security Deposit. If required, a Security Deposit is paid by the Tenant to the Landlord at the execution of this Agreement under the following terms:  
     
  Payment. Payment of the Security Deposit must be made at the execution of this Agreement.  
  Returning to Tenant. The Security Deposit is returned to the Tenant in accordance with the timeframe mentioned or Governing Law, whichever is greater. The timeframe shall start upon the Tenant's delivery and possession of the Property to the Landlord.  
  Receipt. If required under Governing Law or at the Landlord’s sole discretion, the Landlord shall provide a receipt for the payment of a Security Deposit which may include the location of where the funds are held.  
  Interest. Unless required under Governing Law, the Security Deposit shall not be placed in an interest -bearing bank account to the benefit of the Tenant.  
  Separate Bank Account. If required under Governing Law, the Security Deposit is required to be placed in a separate bank account.
* Payment. Payment of the Security Deposit must be made at the execution of this Agreement.
* Returning to Tenant. The Security Deposit is returned to the Tenant in accordance with the timeframe mentioned or Governing Law, whichever is greater. The timeframe shall start upon the Tenant's delivery and possession of the Property to the Landlord.
* Receipt. If required under Governing Law or at the Landlord’s sole discretion, the Landlord shall provide a receipt for the payment of a Security Deposit which may include the location of where the funds are held.
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* Separate Bank Account. If required under Governing Law, the Security Deposit is required to be placed in a separate bank account.
* Smoking Policy. Smoking, under this Agreement, is referred to using a 3rd party device to inhale plant-based or non-plant-based substances. This includes vaping or inhaling of any vapor-like products.
* Term. The Term shall be the period of time the Tenant and any Occupants are permitted to reside on the Property as mentioned in Section 3. Due to this Agreement being a month-to-month lease in accordance with Governing Law, either Party may terminate by using the Termination Period mentioned or the minimum timeframe required under Governing Law, whichever is greater.
* Utilities & Services. The Tenant is responsible for any Utilities & Services not mentioned in Section 16 as the Landlord’s responsibility.
* Violation of this Agreement. If the Tenant violates this Agreement, and more than one individual is named as a Tenant, they shall jointly be liable for all obligations under this Agreement including but not limited to Rent damage to the Property, outstanding utility bills, and any other non-compliance.
* MISCELLANEOUS TERMS.  
     
  Active Military.  
     
  Right to Terminate. Under the Servicemembers Civil Relief Act, the Tenant has the right to terminate this Agreement under the following conditions:  
     
  Permanent Change of Station. If the Tenant’s station is moved by 50 miles or more from the Property; or  
  Deployment. If the Tenant is deployed with a military unit for a period of not less than 90 days.  
    
    
  Notice. For the Tenant to exercise termination under this section, written notice of termination and a copy of the official orders or a verification signed by the Tenant’s commanding officer shall suffice.  
  Termination Effective Date. Under such termination, it shall be made effective 30 days after the first date on which the next rental payment is due after the notice of termination is delivered to the Landlord. No penalties or fees for early termination shall be charged to the Tenant. However, the Tenant is responsible for all Rent payments prior to the termination date.  
  Security Deposit. Upon such termination, the Landlord shall return the amount paid by the Tenant as a Security Deposit in accordance with this Agreement.  
    
    
  Alterations. The Tenant is not allowed to alter, modify, or change the Property in any manner without the prior written consent of the Landlord.  
  Compliance with Local Laws. The Tenant agrees, during the Term, to adhere to all local, State, and Federal laws regarding any ordinances, orders, rules, and regulations.  
  Delivery and Possession. To the best of their knowledge, the Landlord declares to deliver possession of the Property in a habitable condition with all utilities and services in working order. This includes being free of any bedbugs, pests, mold, leaks, or repairs needed that could affect the Tenant’s living standards.  
     
  Returning to Landlord. Upon the termination of this Agreement, the Tenant is obligated to return the Property in the same or similar condition upon moving out, wear and tear excepted.  
    
    
  Dispute Resolution. Should a dispute arise from this Agreement, the Parties agree to attempt an amicable resolution. If unresolved, disputes shall be settled by binding arbitration within the Governing Law, following the rules of a mutually agreed -upon arbitration association. The prevailing Party may recover reasonable attorney s’ fees. This Agreement is governed by the Governing Law with the jurisdiction for any court process to be of the Landlord’s preference in such area.  
  Equal Housing. If the Tenant possesses any mental or physical impairment, the Landlord shall provide reasonable modifications to the Property unless the modifications would be too difficult or expensive for the Landlord to provide. Any impairments of the Tenant are encouraged to be provided and presented to the Landlord in writing to seek the most appropriate solution for providing modifications to the Property.  
  Indemnification. The Tenant agrees to indemnify and hold the Landlord harmless against all losses, damages, liabilities, claims, and expenses (including attorney s’ fees) incurred by the Landlord arising out of or related to the Tenant's use or occupancy of the Property, except to the extent caused by the gross negligence or willful misconduct of the Landlord. This indemnification shall survive the termination of this Agreement.  
  Maintenance. Any maintenance required to maintain the Property’s condition of habitability shall be the Landlord’s responsibility, provided that it is not the result of the Tenant’s negligence.  
  Occupancy. Within 48 hours of the Tenant’s occupancy of the Property, they accept that the Property is in working order and in a habitable condition.  
  Right of Entry. The Landlord shall have the right to enter the Property, in accordance with Governing law or by providing 24 hours’ notice, whichever is greater, for the following reasons:  
     
  Maintenance and repairs;  
  Inspections.  
  Property showings.  
  Lease violations.  
  Emergencies.  
  Per local, State, or Federal laws.  
    
    
  Right of Quiet Enjoyment. Both Parties shall have the right to quiet enjoyment of the Property, which shall not be infringed upon.  
     
  Tenant’s Right. The Tenant has the right to enjoy the Property without disruptive interference from the Landlord or other tenants. Any other disturbance outside the Landlord’s power to mitigate shall be the responsibility of the Tenant to report to the appropriate authorities and cooperate with the Landlord in any reasonable measures to resolve the issue.  
  Landlord’s Right. The Landlord and any other surrounding tenants have the right to enjoy the Property without disruptive interference by the Tenant. A violation of this section by the Tenant shall be considered a breach of this Agreement.  
    
    
  Sale of Property. Upon the sale of the Property, the Landlord shall forward the new owner’s contact information, and this Agreement shall be assigned to the Landlord accordingly. This Agreement shall continue in the event of a sale.  
  Severability. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities, or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.  
  Subletting. If subletting is allowed, the Tenant acknowledges that any subtenants must follow the rules, responsibilities, and obligations under this Agreement and cannot occupy the Property longer than the original Term specified in this Agreement. The Tenant assumes full responsibility for the actions of the subtenants.  
  Succession. In the event of the Tenant's death, their Estate shall be liable to pay Rent, continue utility payments, and ensure the Property is secured until the Landlord gains possession.  
  Tenant Acknowledgement. As a material part of this Agreement, the Tenant has thoroughly inspected the Property and acknowledges that the Property is in good repair and in compliance with all health, safety, and housing codes.  
  Time is of the Essence. Time is of the essence in this Agreement. All terms and provisions herein must be carried out promptly and without delay.  
  Use of Property. The Tenant shall use the Property solely for residential purposes and shall not conduct any business or illegal activities on the Property.  
  Waiver. No waiver of any term or condition of this Agreement shall be binding on either Party unless it is in writing and signed by the waiving Party. A waiver of one provision shall not waive any other provision.
* Active Military.  
     
  Right to Terminate. Under the Servicemembers Civil Relief Act, the Tenant has the right to terminate this Agreement under the following conditions:  
     
  Permanent Change of Station. If the Tenant’s station is moved by 50 miles or more from the Property; or  
  Deployment. If the Tenant is deployed with a military unit for a period of not less than 90 days.  
    
    
  Notice. For the Tenant to exercise termination under this section, written notice of termination and a copy of the official orders or a verification signed by the Tenant’s commanding officer shall suffice.  
  Termination Effective Date. Under such termination, it shall be made effective 30 days after the first date on which the next rental payment is due after the notice of termination is delivered to the Landlord. No penalties or fees for early termination shall be charged to the Tenant. However, the Tenant is responsible for all Rent payments prior to the termination date.  
  Security Deposit. Upon such termination, the Landlord shall return the amount paid by the Tenant as a Security Deposit in accordance with this Agreement.
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* Security Deposit. Upon such termination, the Landlord shall return the amount paid by the Tenant as a Security Deposit in accordance with this Agreement.
* Alterations. The Tenant is not allowed to alter, modify, or change the Property in any manner without the prior written consent of the Landlord.
* Compliance with Local Laws. The Tenant agrees, during the Term, to adhere to all local, State, and Federal laws regarding any ordinances, orders, rules, and regulations.
* Delivery and Possession. To the best of their knowledge, the Landlord declares to deliver possession of the Property in a habitable condition with all utilities and services in working order. This includes being free of any bedbugs, pests, mold, leaks, or repairs needed that could affect the Tenant’s living standards.  
     
  Returning to Landlord. Upon the termination of this Agreement, the Tenant is obligated to return the Property in the same or similar condition upon moving out, wear and tear excepted.
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* Dispute Resolution. Should a dispute arise from this Agreement, the Parties agree to attempt an amicable resolution. If unresolved, disputes shall be settled by binding arbitration within the Governing Law, following the rules of a mutually agreed -upon arbitration association. The prevailing Party may recover reasonable attorney s’ fees. This Agreement is governed by the Governing Law with the jurisdiction for any court process to be of the Landlord’s preference in such area.
* Equal Housing. If the Tenant possesses any mental or physical impairment, the Landlord shall provide reasonable modifications to the Property unless the modifications would be too difficult or expensive for the Landlord to provide. Any impairments of the Tenant are encouraged to be provided and presented to the Landlord in writing to seek the most appropriate solution for providing modifications to the Property.
* Indemnification. The Tenant agrees to indemnify and hold the Landlord harmless against all losses, damages, liabilities, claims, and expenses (including attorney s’ fees) incurred by the Landlord arising out of or related to the Tenant's use or occupancy of the Property, except to the extent caused by the gross negligence or willful misconduct of the Landlord. This indemnification shall survive the termination of this Agreement.
* Maintenance. Any maintenance required to maintain the Property’s condition of habitability shall be the Landlord’s responsibility, provided that it is not the result of the Tenant’s negligence.
* Occupancy. Within 48 hours of the Tenant’s occupancy of the Property, they accept that the Property is in working order and in a habitable condition.
* Right of Entry. The Landlord shall have the right to enter the Property, in accordance with Governing law or by providing 24 hours’ notice, whichever is greater, for the following reasons:  
     
  Maintenance and repairs;  
  Inspections.  
  Property showings.  
  Lease violations.  
  Emergencies.  
  Per local, State, or Federal laws.
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* Inspections.
* Property showings.
* Lease violations.
* Emergencies.
* Per local, State, or Federal laws.
* Right of Quiet Enjoyment. Both Parties shall have the right to quiet enjoyment of the Property, which shall not be infringed upon.  
     
  Tenant’s Right. The Tenant has the right to enjoy the Property without disruptive interference from the Landlord or other tenants. Any other disturbance outside the Landlord’s power to mitigate shall be the responsibility of the Tenant to report to the appropriate authorities and cooperate with the Landlord in any reasonable measures to resolve the issue.  
  Landlord’s Right. The Landlord and any other surrounding tenants have the right to enjoy the Property without disruptive interference by the Tenant. A violation of this section by the Tenant shall be considered a breach of this Agreement.
* Tenant’s Right. The Tenant has the right to enjoy the Property without disruptive interference from the Landlord or other tenants. Any other disturbance outside the Landlord’s power to mitigate shall be the responsibility of the Tenant to report to the appropriate authorities and cooperate with the Landlord in any reasonable measures to resolve the issue.
* Landlord’s Right. The Landlord and any other surrounding tenants have the right to enjoy the Property without disruptive interference by the Tenant. A violation of this section by the Tenant shall be considered a breach of this Agreement.
* Sale of Property. Upon the sale of the Property, the Landlord shall forward the new owner’s contact information, and this Agreement shall be assigned to the Landlord accordingly. This Agreement shall continue in the event of a sale.
* Severability. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities, or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.
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