



Simple One Page Rental Agreement Template

Prepared for:

WEB INFO

Created by:

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ABC

This Rental Agreement or Residential Lease shall be the complete terms and conditions under which the parties whose signatures below have agreed. The Agreement is between:

Jigar Joshi with a mailing address of , , , ("LANDLORD"),

AND

WEB INFO, with a mailing address of , , , ("TENANT").

IN CONSIDERATION of the promises and agreements contained herein, the TENANT agrees to lease the Property from the LANDLORD situated at:

, , , ("Property")

To WEBINFO.

1. Terms

TENANT agrees to pay in advance \$(dollars) per month on the (state the day, e.g., first) day of each month. This Agreement shall be considered a: (check one)

- ☐ A. Fixed Lease. The TENANT shall occupy the Premises starting on (MM.DD.YYYY) and end on (MM.DD.YYYY) ("Lease Term"). At the end of the Lease Term, if no renewal agreement is made, the TENANT: (check one)
 - ☐ i. May continue to lease the Property under the same terms as this agreement under a month-to-month arrangement in compliance with 's law.
 - ☐ ii. Must vacate the Property.
- ☐ B. Month-to-Month Lease. During the Lease Term, the TENANT shall occupy the Property on a month-to-month basis starting on (MM.DD.YYYY) until either the LANDLORD or TENANT terminate this agreement upon written notice of intent to terminate at least (number) days prior to the date of termination.

2. Payments

The rent amount agreed for this term is \$(dollars) per month. The TENANT must make all payments by (list the types of payment you accept, e.g., check, direct deposit, etc.).

LANDLORD acknowledges receipt of the First Month's rent of \$(dollar), and a Security Deposit of \$(dollars), plus any additional fees or charges for (list additional charges you may have, including pet security deposit, etc.). The total payment amount is \$(dollars).

All payments are to be made payable to JigarJoshi.

3. Security deposits

The total of deposits listed above shall be in compliance with 's law, and with the terms and conditions of this agreement. They shall be completely refunded to TENANT within (number) days after the Property has been completely vacated.

Any a) unpaid rent; b) cleaning costs; c) key replacement costs; d) cost for repair or damages to the Property above normal wear and tear, and e) any other amount legally allowable under the terms of the agreement, shall be deducted from the Security Deposit before it is refunded. A detailed list of accounting for said deductions shall be presented to TENANT within (number) days after the Property has been vacated.

If Security Deposits do not cover all said costs and damages, the TENANT shall be responsible for paying the additional costs to the LANDLORD immediately.

4. Late charge

For any rental payment made within (*number*) days of the payment of monthly rent, a late fee of \$(*number*), (not to exceed (*number*)% of the monthly rent), shall be due from TENANT. Any dishonored check or failed direct debit shall be treated as unpaid rent, and will be subject to an additional fee of \$(*number*).

5. Utilities

TENANT agrees to pay all utilities and services for the Property, except (list any utilities you will cover, such as water, cable, electricity, etc.)

6. Occupants

Only the TENANT and their family members are allowed to stay at the Property. For any guests staying more than *(number)* days, explicit written permission must be received from the LANDLORD. Any breach of this provision shall be considered a breach of this Agreement.

7. Other terms

If the TENANT requires alterations to the Property for their use, explicit written permission from the LANDLORD is required. Moreover, the LANDLORD will be allowed to enter the premise in case of repair, inspection, emergency or maintenance according to the 's notice requirement of (time period required, e.g., twenty-four hour's notice).

7a. Pet terms

No animal, fowl, fish, reptile, bird, and/or pet of any kind shall be kept on the premises, for any amount of time, without explicit written consent from the LANDLORD. If granted, this consent can be revocable at LANDLORD's request upon giving *(number)* days written notice. If LANDLORD consents to TENANT having a pet and/or animal of any kind on the Property, an additional deposit of *\$(dollars)* shall be included with Security Deposit, along with additional monthly rent amount of *\$(dollars)*. TENANT shall be responsible for any damages or liabilities that may be caused by said pets.

(Add optional conditions to the agreement, such as weapons, smoking, parking spot assignment(s), noise, etc.).

8. Entire agreement

This Agreement constitutes the entire Agreement between LANDLORD and TENANT. This Agreement is under the governance the law of , and can only be altered with written consent from both parties involved.

9. Receipt of agreement

The undersigned TENANT(s) have read and understand this Agreement and hereby acknowledge receipt of a copy of this Agreement.

WEB INFO

Jigar Joshi