

SAMPLE RENTAL AGREEMENT

(Basic / Beginning)

THIS AGREEMENT made this **10th** Day of **March, 2025**, by and between **XYZ Rentals**, herein called "Landlord," and **John Doe**, herein called "Tenant." Landlord hereby agrees to rent to Tenant the dwelling located at **1234 Maple Street, Apartment 12** under the following terms and conditions.

1. FIXED-TERM AGREEMENT (LEASE):

Tenants agree to lease this dwelling for a fixed term of **one year**, beginning **April 1, 2025** and ending **March 31, 2026**. Upon expiration, this Agreement shall become a month-to-month agreement AUTOMATICALLY, UNLESS either Tenants or Landlord notify the other party in writing at least 30 days prior to expiration that they do not wish this Agreement to continue.

2. RENT:

Tenant agrees to pay Landlord as base rent the sum of **\$750** per month, due and payable monthly in advance on the 1st day of each month during the term of this agreement. The first month's rent is required to be submitted on or before move-in.

3. FORM OF PAYMENT:

Tenants agree to pay their rent in the form of a personal check, a cashier's check, or a money order made out to the Landlord.

4. RENT PAYMENT PROCEDURE:

Tenants agree to pay their rent by mail addressed to the Landlord at 567 Elm Street, Anycity, USA, or in person at the same address, or in such other way as the Landlord will advise the Tenant in writing.

5. RENT DUE DATE:

Tenant hereby acknowledges that late payment will cause Landlord to incur costs not contemplated by this Rental Agreement. A 3-day grace period is allowed. If rent is not received prior to the 4th of the month, Tenant agrees to pay a \$30 late fee, plus an additional \$5 per day for every day thereafter until the rent is paid.

6. BAD-CHECK SERVICING CHARGE:

If Tenant's check is dishonored and returned unpaid for any reason, Tenant agrees to pay a returned check charge of \$30. If a check is returned, all future rent payments must be in cash or money order.

7. SECURITY DEPOSIT:

Tenants agree to pay a security deposit of **\$750** to be refunded upon vacating, returning the keys, and termination of this contract according to other agreed terms. The deposit will cover potential damages and will be returned within 60 days after move-out, minus any necessary deductions.

8. CLEANING FEE:

Tenant agrees to accept the property in its current state of cleanliness and return it in the same condition. A minimum cleaning fee of \$200 will be charged if professional cleaning is required.

9. VEHICLES & PARKING:

Tenants may keep a maximum of one vehicle on the premises. Vehicles must be operable and currently licensed. Unauthorized vehicles, including boats and trailers, require Landlord's written permission.

10. UTILITIES:

Landlord shall be responsible for water, sewer, and trash disposal. Tenant shall be responsible for electricity, gas, heating, telephone, and all other utilities not covered by the Landlord.

11. PETS:

Pets are allowed only with written permission from the Landlord. A pet deposit of \$200 is required along with an additional pet rent of \$25 per month.

12. FULL DISCLOSURE:

The Tenants signing this Rental Agreement state that they fully understand all provisions and agree to fulfill their obligations. Signing this agreement acknowledges receipt of a signed copy.

Accepted this _____ day of _____, 20 ____ .

Tenant

Date

Landlord-Manager

Date