

SAMPLE RENTAL AGREEMENT

(Basic / Beginning)

THIS AGREEMENT made this **10th** Day of **September, 2023**, by and between **Maplewood Rentals**, herein called "Landlord," and **Jonathan Reeves**, herein called "Tenant." Landlord hereby agrees to rent to Tenant the dwelling located at **4567 Pine Street, Apartment 12B** under the following terms and conditions.

1. FIXED-TERM AGREEMENT (LEASE):

Tenant agrees to lease this dwelling for a fixed term of **one year**, beginning **October 1, 2023**, and ending **September 30, 2024**. Upon expiration, this Agreement shall become a month-to-month agreement AUTOMATICALLY, UNLESS either Tenant or Landlord notifies 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 **\$1,200** 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:

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

4. RENT PAYMENT PROCEDURE:

Tenant agrees to pay rent by mail addressed to the Landlord at 100 Main Street, Springfield, or in person at the same address, or in such other way as the Landlord will advise in writing.

5. RENT DUE DATE:

A 3-day grace period is allowed. In the event rent is not received prior to the 4th of the month, Tenant agrees to pay a \$50 late fee, plus an additional \$10 per day for every day thereafter until the rent is paid. No exceptions will be made for late payments.

6. BAD-CHECK SERVICING CHARGE:

In the event Tenant's check is dishonored and returned unpaid for any reason, Tenant agrees to pay a returned check charge of \$40 AND accept whatever consequences there might be in making a late payment. If a check is returned, all future rent payments must be in cash or money order.

7. SECURITY DEPOSIT:

Tenant agrees to pay a security deposit of **\$1,200** to be refunded upon vacating, returning the keys to the Landlord, and terminating this contract according to other terms herein agreed. This deposit will be held to cover any possible damage to the property. No interest will be paid on this

money. The deposit will be returned within 45 days after the Tenant has vacated the property, minus any necessary charges for damages or cleaning.

8. CLEANING FEE:

Tenant agrees to return the property in the same condition as received. A minimum cleaning fee of \$250 will be charged if the property requires professional cleaning upon move-out.

9. REMOVAL OF LANDLORD'S PROPERTY:

If anyone removes any property belonging to the Landlord without written consent, this will constitute abandonment and termination of this Rental Agreement. Landlord may take legal action.

10. VEHICLES & PARKING:

Tenant agrees to keep a maximum of 2 vehicles on the premises. Vehicles must be operable and currently licensed. Tenant agrees to park only in designated spaces and to keep those spaces clean of oil drippings. No recreational vehicles, boats, or trailers are allowed on the premises.

11. UTILITIES:

Landlord shall be responsible for the following utilities:

- Water and sewer
- Garbage disposal

Tenant shall be responsible for the following utilities:

- Electricity
- Gas
- Heating
- Internet/Telephone

12. NOTIFICATION OF PROPERTY ISSUES:

Tenant agrees to notify Landlord immediately of any major property issues such as leaks, structural damage, or electrical problems. Failure to report issues in a timely manner may result in the Tenant being held responsible for damages.

13. NO PETS POLICY:

Tenant agrees that no pets of any kind will be allowed on the premises. This includes but is not limited to cats, dogs, birds, reptiles, and rodents. Any violation of this policy will result in a \$500 penalty per occurrence and may be grounds for lease termination.

14. FULL DISCLOSURE:

Tenant acknowledges that all questions about this Rental Agreement have been answered, that they fully understand all provisions, and that they agree to fulfill their obligations in every respect. Signature by the Tenant on this Rental Agreement acknowledges receipt of a signed copy of the Rental Agreement.

Accepted this _____ day of _____, 20____.

Tenant Signature: _____ Date: _____

Landlord Signature: _____ Date: _____