

RENTAL AGREEMENT



This Lease Agreement (this "Agreement") is made this _____, 20__ by and between:

Landlord: _____ ("Landlord") AND

Tenant(s): _____ ("Tenant").

In the event there is more than one Tenant, each reference to "Tenant" shall apply to each of them, jointly and severally. Each Tenant is jointly and severally liable to Landlord for payment of rent and performance in accordance with all other terms of this Agreement. Each Landlord and Tenant may be referred to individually as a "Party" and collectively as the "Parties."

1. Premises. The premises leased is a/an ☐ apartment ☐ house ☐ condominium ☐ room ☐ townhouse ☐ duplex ☐ semi-detached house ☐ other: _____ with:

(a) _____ bedroom(s)

(b) _____ bathroom(s)

(c) _____ parking space(s) ☐ Parking is not included with the Premises

located at _____, City of _____, State of _____, _____
(the "Premises").

Storage:

☐ The Premises includes the following storage space: _____.

Furnishings: (check one)

☐ The Premises is NOT furnished.

☐ The Premises includes the following furnishings: _____
_____.

Additional description of the premises: _____

_____.

2. Agreement to Lease. Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord, according to the terms and conditions set forth herein, the Premises.

RENTAL AGREEMENT



3. Term. This Agreement shall be considered a: (check one)

☐ Fixed Lease. This Agreement will be for a term beginning on _____, 20__ and ending on _____, 20__ (the "Term"). At the end of the Term:

☐ A month-to-month holdover tenancy will be created. If Landlord accepts a rent payment from Tenant, other than past due rent or additional rent, after the Term expires, both parties understand that a month-to-month holdover tenancy will be created at the agreed upon monthly rent, unless proper notice has been served as required by applicable laws. If either Tenant or Landlord wishes to end the month-to-month tenancy, such Party must provide at least thirty (30) days' written notice before the desired termination date.

☐ The Tenant must vacate the Premises. Unless this Agreement has been extended by mutual written agreement of the Parties, there will be no holding over past the Term under the terms of this Agreement under any circumstances. If it becomes necessary to commence legal action to remove Tenant from the Premises, the prevailing Party will be entitled to attorney's fees and costs in addition to damages.

☒ Month-to-Month Lease. This Agreement will be for a term beginning on _____, 20__ and continuing month-to-month until either Landlord or Tenant terminates this Agreement by providing the other Party with proper written notice of termination (the "Term").

4. Rent. Tenant will pay Landlord a monthly rent of \$_____ for the Term. Rent will be payable in advance and due on the _____ day of each month during the Term. The first rent payment is payable to Landlord when Tenant signs this Agreement. Rent will be paid to Landlord at Landlord's address provided herein (or to such other places as directed by Landlord) by mail or in person by one of the following methods: ☐ Cash ☐ Personal check ☐ Money order ☐ Cashier's check ☐ Credit card ☐ PayPal ☐ Electronic transfer ☐ Other: _____, and will be payable in U.S. Dollars.

Proration:

☐ Rent for any period during the Term which is for less than one month will be a pro rata portion of the monthly installment.

Bounced Checks:

☐ The Tenant agrees to pay \$_____ for each dishonored bank check.

RENTAL AGREEMENT



5. Late Fee. (check one)

☐ A late fee will be charged if rent is not paid on time. Rent paid after the _____ day of each month will be deemed as late; and if rent is not paid within _____ days after such due date, Tenant agrees to pay:

☐ a set late charge of \$_____.

☐ _____ % of the balance due per day for each day that rent is late.

☐ A late fee will NOT be charged.

6. Security Deposit. Upon signing this Agreement, Tenant will pay a security deposit in the amount of rupees_____ to Landlord. The security deposit will be retained by Landlord as security for Tenant's performance of its obligations under this Agreement. The security deposit may not be used or deducted by Tenant as the last month's rent of the Term. Tenant will be entitled to a full refund of the security deposit if Tenant returns possession of the Premises to Landlord in the same condition as accepted, ordinary wear and tear excepted. Within _____ days after the termination of this Agreement, Landlord will return the security deposit to Tenant (minus any amount applied by Landlord in accordance with this section). Any reason for retaining a portion of the security deposit will be explained in writing.

Interest: (check one)

☐ Yes, the security deposit will bear interest while held by Landlord in accordance with applicable state laws and/or local ordinances.

☐ No, the security deposit will NOT bear interest while held by Landlord.

7. Condition of the Premises. Tenant has examined the Premises, including the appliances and fixtures (☐ and furnishings), and acknowledges that they are in good condition and repair, normal wear and tear excepted, and accepts them in its current condition, except for: _____

_____.

RENTAL AGREEMENT



IN WITNESS WHEREOF, the Parties hereto, individually or by their duly authorized representatives, have executed this Agreement as of the Effective Date.

Landlord Signature

Landlord Full Name

Tenant Signature

Tenant Full Name