

MONTH-TO-MONTH RENTAL AGREEMENT

LANDLORD		TENANT	
PROPERTY ADDRESS			

Date: _____

This Agreement is made between _____, Owner(s), and _____, Tenant(s), for a lease of the property located at the address listed above.

Tenant(s) agree to rent this dwelling on a month-to-month basis for \$ _____ per month, payable in advance on the _____ day of the calendar month.

Prior to Tenant(s) moving into the Property, the first month's rent of \$ _____ and the security/cleaning deposit of \$ _____ is due. The security/cleaning deposit is refundable if Tenant(s) leave the dwelling reasonably clean and undamaged.

Tenant(s) will give _____ days' notice in writing before they move and will be responsible for paying rent through the end of this notice period or until another tenant approved by the Owner(s) has moved in, whichever comes first.

Owners will refund all deposits (minus any expense for maintenance or cleaning) due within _____ days after Tenants has/have moved out completely and returned the keys.

Only the following _____ persons and _____ pets are to live in this dwelling described as _____ . Without Owners' prior written permission, no other persons may live there, and no other pets may stay there, even temporarily, nor may the dwelling be sublet or used for business purposes.

Use of the following is included in the rent: _____

TENANTS AGREE TO THE FOLLOWING:

- 1) to, after inspection, accept the dwelling "as is"
- 2) to keep outdoor and common areas clean
- 3) to keep from making loud noises and disturbances at all times so as not to disturb other people's peace and quiet
- 4) not to paint the Property without first obtaining Owner(s) written permission
- 5) to park vehicles in a designated space and to keep that space clean of oil drippings and grease
- 6) not to keep anything on the Property that is flammable, dangerous, or which might increase the danger of fire or other casualty
- 7) to allow Owner(s) to inspect the Property, work on it, or show it to prospective tenants at any and all reasonable times
- 8) not to keep any water beds or other liquid-filled furniture in the Property
- 9) to pay rent by check or money order made out to the Owner(s) (returned checks will have applicable late payment fees)
- 10) to pay for repairs of all damage they or their guests have caused, including any broken windows
- 11) to pay for all the following utilities serving the Property: _____

Violation of any part of this Agreement or nonpayment of rent when due shall be cause for eviction under applicable code sections. The prevailing party shall/shall not recover reasonable legal service fees involved.

Tenants hereby acknowledge that they have read this Agreement, understand it, agree to it, and have been given a copy.

TENANT SIGNATURE		DATE	
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OWNER SIGNATURE		DATE	
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