

RENTAL AGREEMENT

This Rental Agreement is made on _____ between:

LANDLORD: _____ at
_____.

TENANT(S): _____ residing at
_____.

1. PROPERTY

Address: _____

Unit: _____ Parking: _____ Storage: _____

2. TERM

Start Date: _____ End Date: _____ Month-to-Month renewal

3. RENT

Monthly Rent: \$_____ Due on the ____ day of each month.

Payment Method: _____

Late Fee: \$_____ after ____ day grace period.

4. SECURITY DEPOSIT

Amount: \$_____ Held at: _____

Returned within state-required period after move-out, less any legitimate deductions.

5. UTILITIES

Landlord pays: _____ Tenant pays:

6. OCCUPANCY

Authorized occupants: _____

Maximum guests: _____ Maximum stay: ____ days

7. PETS

____ No pets allowed ____ Pets allowed: _____ Pet deposit: \$_____

8. RULES

- No smoking inside property - No alterations without written consent
- Quiet hours: ____ PM to ____ AM - No illegal activity

9. MAINTENANCE

Landlord: structural, electrical, plumbing, HVAC, exterior

Tenant: lightbulbs, batteries, minor upkeep, immediate notification of issues

10. ENTRY

Landlord may enter with ____ hours notice except for emergencies.

11. TERMINATION

Early termination requires ____ days written notice (subject to state-specific rights for military, domestic violence, uninhabitable conditions).

12. REQUIRED DISCLOSURES

____ Lead-based paint disclosure (pre-1978 property)

____ State-specific disclosures attached: _____

13. GOVERNING LAW

Governed by laws of the State of _____.

LANDLORD:

Signature: _____ Date: _____

Printed Name: _____

TENANT:

Signature: _____ Date: _____

Printed Name: _____

DISCLAIMER: This template is for informational purposes only and does not constitute legal advice. Laws vary by state. Consult a licensed attorney before executing this agreement.