

On this day, \_\_\_\_\_, this **RENTAL AGREEMENT** is entered into and made effective between the **LANDLORD** \_\_\_\_\_ and the **TENANT** \_\_\_\_\_.

PREMISES

The Landlord and Tenant have agreed to rent the following **PREMISES** in exchange for rental payments:

**ADDRESS** \_\_\_\_\_ **CITY** \_\_\_\_\_ **STATE** \_\_\_\_\_ **ZIP CODE** \_\_\_\_\_  
**PROPERTY DETAILS:** \_\_\_\_\_ **PROPERTY MANAGER CONTACT DETAILS:** \_\_\_\_\_

TERM

The Landlord and Tenant have agreed to "**Tenancy at Will**" which shall commence on \_\_\_\_\_.

**TERM duration:** ☐ **1 MONTH** ☐ **1 WEEK** ☐ \_\_\_\_\_

"Tenancy at Will" is **automatically renewed upon term expiration unless written notice of non-renewal is delivered** by either party in a manner prescribed by state law **at least** \_\_\_\_\_ **days prior to term renewal**.

RENT

**RENT** payment of \$ \_\_\_\_\_ is due from Tenant every \_\_\_\_\_ and must be paid as follows: \_\_\_\_\_

-Tenant will pay the following **LATE FEES** when rent is not paid on time: \_\_\_\_\_

-Tenant will pay the following **RETURN FEE** for each payment that is returned unpaid (insufficient funds, cancelled check, etc...): \$ \_\_\_\_\_

-Tenant will **pay separately** for the following utilities and services which **must be paid in addition to rent payment**: \_\_\_\_\_

DEPOSIT

\$ \_\_\_\_\_ **SECURITY DEPOSIT** is due and is refundable.

Security Deposit is due upon contract signing and may be used by the Landlord to pay for any damages caused by the Tenant or any costs incurred from the noncompliance with the terms of this agreement. Security Deposit cannot be used by Tenant in lieu of rent payment, and if any portion of the deposit is used during the tenancy, Tenant agrees to replenish security deposit after written notice is delivered. Any remainder will be returned to the Tenant after the Tenant vacates the Premises.

SUMMARY

**TENANT** will submit **DEPOSIT** and **RENT** payment to **LANDLORD** and take possession of the **PREMISES** for duration of the **TERM**.

Move-In Costs	Amount	Collected	Balance
Security Deposit (from above)			
First Payment ( for through )			
<input type="checkbox"/> Next Rent Payment <input type="checkbox"/> Last Rent Payment			
<b>TOTAL</b>			



**TERMS and CONDITIONS**

Tenant will take possession from Landlord subject to **TERMS and CONDITIONS, NOTES** and **DISCLOSURES** as contained herein.

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**DISCLOSURES**

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**Additional documents that have been attached to this Rental Agreement are noted below:**

- |   |  |   |                                |
|---|--|---|--------------------------------|
| <input type="checkbox"/> Move-In/ Move-Out Form | <input type="checkbox"/> Fire & Life Safety Disclosure | <input type="checkbox"/> Disclosure of Death or Disease | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Pet Agreement          | <input type="checkbox"/> Smoke Alarm Disclosure        | <input type="checkbox"/> Disclosure of Contamination    | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Utilities Addendum     | <input type="checkbox"/> Mold Disclosure               | <input type="checkbox"/> Bed Bug Infestation Disclosure | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Maintenance Addendum   | <input type="checkbox"/> Asbestos Disclosure           | <input type="checkbox"/> Pest Control Disclosure        | <input type="checkbox"/> _____ |

**NOTES**

The **Landlord** and **Tenant** have read this document in its entirety and have signed in agreement below:

**DATE**

**DATE**





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