

# MICROSOFT RENTAL AGREEMENT

Location: \_\_\_\_\_ Agreement No.: \_\_\_\_\_

## Landlord Information:

Full Name: \_\_\_\_\_

Business Name (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Tenant Information:

Full Name: \_\_\_\_\_

Business Name (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Rental Property Information:

Address of Premises: \_\_\_\_\_

Type of Property: \_\_\_\_\_

Number of Bedrooms: \_\_\_\_\_ Number of Bathrooms: \_\_\_\_\_

## Term of Lease:

Lease Start Date: \_\_\_\_\_ Lease End Date: \_\_\_\_\_

Renewal Terms: \_\_\_\_\_

## Rent and Payment Terms:

Monthly Rent Amount: \_\_\_\_\_ USD

Payment Due Date (e.g., 1st of each month): \_\_\_\_\_

Late Payment Penalties: \_\_\_\_\_

## Security Deposit:

Amount: \_\_\_\_\_ USD

Terms for Return: \_\_\_\_\_

## Use of Premises:

Tenant shall use the Premises solely for residential/business purposes and shall not engage in any illegal activity on the Premises. Tenant agrees to comply with all applicable laws, ordinances, and regulations.

## Maintenance, Repairs, and Alterations:

Tenant shall keep the Premises clean and in good condition and shall promptly notify Landlord of any damage or needed repairs. Tenant shall not make alterations without prior written consent of Landlord. Landlord shall maintain

major structural components and systems in good working order.

**Utilities and Services:**

Tenant is responsible for payment of all utilities and services unless otherwise agreed. Landlord shall ensure that all essential services are available at the beginning of the lease term.

**Entry and Inspection:**

Landlord may enter the Premises upon reasonable notice to Tenant for purposes of inspection, repairs, or showing to prospective tenants or purchasers, except in cases of emergency where no notice is required.

**Rules and Regulations:**

Tenant agrees to comply with all reasonable rules and regulations for the Premises as established by Landlord, including but not limited to noise, use of common areas, and occupancy limits.

**Termination and Renewal:**

This Agreement shall terminate at the end of the Lease Term unless renewed in writing by both parties. Early termination may be subject to penalties as specified herein or by law.

**Default and Remedies:**

If Tenant fails to comply with any term of this Agreement and fails to cure within the period allowed by law, Landlord may terminate this Agreement and exercise all remedies available under applicable law, including eviction. Tenant shall be liable for all costs and damages caused by default.

**Liability and Insurance:**

Tenant shall maintain renters or commercial liability insurance as appropriate and shall indemnify and hold Landlord harmless from any claims arising from Tenant's use of the Premises, except for damages caused by Landlord's negligence or willful misconduct.

**Governing Law and Dispute Resolution:**

This Agreement shall be governed by the laws of the State of \_\_\_\_\_. Any disputes arising under or related to this Agreement shall be resolved through binding arbitration or in state or federal courts located in \_\_\_\_\_ County, \_\_\_\_\_ State.

**Miscellaneous Provisions:**

This Agreement, together with any attached Addenda, constitutes the entire agreement between the parties. No modifications shall be effective unless in writing signed by both parties. If any term is found invalid, the remainder shall continue in full force and effect.

**Signatures; Counterparts; Attachments:**

This Agreement may be executed in counterparts, including via electronic signature, each of which shall be deemed an original. The following attachments are incorporated as part of this Agreement: (i) Property Condition Report; (ii) Rules and Regulations Addendum; (iii) Insurance Requirements; (iv) Payment Schedule.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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