

SIMPLE MONTH-TO-MONTH RESIDENTIAL RENTAL AGREEMENT

Location: _____ Effective Date: _____

PARTIES:

Landlord Name: _____

Tenant Name(s): _____

PREMISES:

Address: _____

Unit or Apartment No.: _____

TERM:

The tenancy created by this Agreement shall commence on the Effective Date above and continue on a month-to-month basis until terminated by either party in accordance with applicable law.

RENT:

Monthly Rent Amount: _____ USD

Due Date Each Month: _____

Rent shall be paid in advance on or before the Due Date each month, at the Landlord's designated address or other method agreed by the parties. Late payments may be subject to late fees as permitted by law.

SECURITY DEPOSIT:

Deposit Amount: _____ USD

Tenant shall pay the Security Deposit to Landlord upon execution of this Agreement. The deposit will be held to secure Tenant's performance and may be used for damages beyond normal wear and tear, unpaid rent, or other breaches as allowed by law.

USE OF PREMISES:

The Premises shall be used solely for residential purposes by the Tenant(s) named herein and their immediate family. No unlawful activities shall be conducted on the Premises. Tenant shall comply with all applicable laws and community rules.

MAINTENANCE AND REPAIRS:

Tenant shall keep the Premises clean and in good condition and shall promptly notify Landlord of any damage or needed repairs. Landlord shall be responsible for repairs not caused by Tenant's negligence, in compliance with applicable law.

UTILITIES:

Tenant shall be responsible for payment of all utilities and services unless otherwise agreed in writing. Landlord shall ensure that essential services required by law are provided.

ENTRY BY LANDLORD:

Landlord may enter the Premises during reasonable hours to inspect, make necessary repairs, or show the Premises to prospective tenants or buyers, provided Tenant is given notice as required by law.

TERMINATION:

Either party may terminate this Agreement by providing written notice to the other party as required by applicable state and local laws. Upon termination, Tenant shall vacate the Premises and return all keys to Landlord.

GOVERNING LAW:

This Agreement shall be governed by and construed in accordance with the laws of the state in which the Premises are located, without regard to conflicts of law principles.

ENTIRE AGREEMENT:

This Agreement constitutes the entire agreement between the parties regarding the Premises and supersedes all prior understandings or agreements. Any modification must be in writing and signed by both parties.

SEVERABILITY:

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

NOTICES:

All notices under this Agreement shall be in writing and delivered by hand, postal mail, certified mail, or electronic means with confirmation to the addresses provided by the parties.

NO WAIVER:

Failure by either party to enforce any provision of this Agreement shall not be deemed a waiver of future enforcement of that or any other provision.

SIGNATURES:

LANDLORD SIGNATURE

Signature: _____

Print Name: _____

Date: _____

TENANT SIGNATURE

Signature: _____

Print Name: _____

Date: _____

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