# Basic Rental Agreement

**Agreement date: 15th June, 2025** _____

This Rental Agreement is made on the 15th day of June, 2025, between the Landlord and the Tenant(s) named below.

Replace every sample name, amount and date with your own details.

## 1. Parties

**Landlord or manager: ABC Properties** _____

**Landlord address: [Street, city, state, ZIP]** _____

**Tenant full legal name: Silvia Mando** _____

**Additional adult tenant:** _____ _____

Enter the landlord or manager and the full legal name of every adult tenant.

## 2. Premises

**Street address: 9876 Cherry Avenue** _____

**Unit number: Apartment 426** _____

- ☐ Single-family home
- ☐ Apartment
- ☐ Condo
- ☐ Other: _____

Enter the address and tick the residence type.

## 3. Term

**Start date: July 1** _____

**End date: June 30** _____

- ☐ Month-to-month tenancy instead of a fixed term

Sample: one year from July 1 to June 30, then month-to-month unless either side gives 30 days' written notice.

## 4. Rent

**Monthly rent: $685** _____

**Due on day: 1st of each month** _____

**Payment method: Personal check, cashier's check or money order** _____

**Pay to / where: [Name and address or website]** _____

First month's rent is due at move-in. Enter the amount, due day, payment method and where to pay.

## 5. Late Fees and Returned Checks

Rent is subject to a 3-day grace period, after which a $25 late fee applies plus $5 per day until paid. A returned check carries a $25 charge.

Enter the grace period, late fee, daily charge and returned-check charge.

## 6. Security Deposit

- ☐ Security deposit required
- ☐ Security deposit not required

**Amount: $685** _____

**Covers: unpaid rent, damage beyond normal wear, cleaning** _____

**Return deadline: within 60 days of move-out** _____

The landlord will return the deposit with a written, itemized list of any deductions.

Tick one option, then enter the amount, what it covers and the return deadline.

## 7. Utilities

| Landlord pays | Tenant pays |
|---|---|
| Water | Electricity |
| Sewer | Gas |
| Trash | Heating |
| | Phone |

List each utility under the party who pays for it.

## 8. Repairs and Reporting

The landlord maintains the structure and major systems. The tenant keeps the unit clean and must report leaks or damage promptly, with immediate notice of roof leaks.

State who handles upkeep and how quickly problems must be reported.

## 9. Pets, Occupancy and House Rules

Pets are allowed only with written permission and pet rent. Service animals are not treated as pets. Only the tenants named above may live in the unit. [Add house rules here.]

Enter pet terms, occupancy limits and any house rules.

## 10. Signatures

The tenant confirms receiving a signed copy of this agreement.

| Tenant signature | Date | Tenant signature | Date | Landlord signature | Date |
|---|---|---|---|---|---|

> State and local rental rules vary. Have this agreement reviewed by a lawyer or housing authority before signing.