Rental Agreement (Month-to-Month)

1. DATE AND PARTIES

Agreement date (e.g. June 1, 2025): _____

Landlord / owner or agent, full legal name (e.g. Maria Lopez): _____

Tenant 1 (e.g. James Carter): _____

Tenant 2 (e.g. Ana Carter): _____

Tenant 3: _____

> Every adult occupant must be named above and must sign this agreement.

2. PROPERTY

Full address with unit number (e.g. 412 Maple Street, Unit 3B, Springfield, State, ZIP): _____

Assigned parking, storage or included areas (e.g. parking space 7, basement storage): _____

3. TERM

Start date: _____

☐ Fixed term (lease) ending on: _____

☐ Month-to-month, renewing automatically each month until ended by written notice

4. RENT

Rent amount (e.g. $1,450 per month): _____

Due day (e.g. 1st of each month): _____

Payment method (e.g. check or bank transfer): _____

Grace period (days): _____

Late fee amount: _____

Rebate or discount (if any): _____

5. FIRST MONTH'S RENT AND SECURITY DEPOSIT

First month's rent (e.g. $1,450): _____

Security deposit (e.g. $1,450): _____

Deposit is held at (bank / account): _____

Interest paid on deposit (where state requires): _____

The deposit may be used to cover unpaid rent and damage beyond normal wear and tear. The deposit will be refunded if the tenant leaves the dwelling reasonably clean and undamaged.

6. NOTICE TO MOVE OUT

Days of written notice required (e.g. 30): _____ _____

The tenant owes rent through the notice period, or until an approved replacement tenant moves in, whichever comes first.

7. REFUND TIMING

Deposit returned within (days, e.g. 30): _____ _____

The period begins after the tenant has moved out and returned all keys.

8. OCCUPANCY

Number of persons allowed: _____ _____

Number and type of pets allowed (e.g. 1 cat): _____ _____

No extra occupants, subletting or business use is allowed without the owner's written permission.

9. UTILITIES AND MAINTENANCE

Utility	Landlord pays	Tenant pays
Electric	☐	☐
Gas	☐	☐
Water / sewer	☐	☐
Trash	☐	☐
Internet	☐	☐

Upkeep and repairs handled by (who does what): _____ _____

10. RULES

- Quiet hours: 10 pm to 8 am.
- Parking: only in assigned spaces; no inoperable vehicles.
- Yard and garbage: keep areas tidy and place garbage in proper bins.
- Smoking: _____ (e.g. not allowed inside the dwelling).
- Pets: only those listed in section 8; clean up after pets.

11. LANDLORD ENTRY

The landlord may enter the dwelling to inspect, repair or show it, after giving the tenant ____ hours' notice (e.g. 24 hours), except in an emergency.

12. NOTICES

All notices must be in writing and delivered by hand or by mail to the addresses given above.

13. GOVERNING LAW AND CHANGES

State whose laws apply: _____ _____

Local laws also apply. Any change to this agreement must be in writing and initialed by both sides.

Landlord initials: [ ] Tenant initials: [ ] _____

14. REQUIRED DISCLOSURES CHECKLIST

- ☐ Lead-based paint disclosure provided
- ☐ Bed bug history disclosed
- ☐ Deposit-holding location and interest disclosed
- ☐ State-required tenant rights statement provided

> Disclosure rules vary by state and city. Check what applies to your property.

15. MOVE-IN CONDITION CHECKLIST

Item	Condition at move-in	Notes
Walls and paint	Good	Small scuff near door
Flooring		
Appliances		
Counters		
Windows		
Bathroom		

16. SIGNATURES

Landlord signature	Date	Tenant 1 signature	Date	Tenant 2 signature	Date
_____	_____	_____	_____	_____	_____

- ☐ Each tenant confirms they have received a copy of this agreement.

> Review this agreement with a local attorney before signing. This form is not legal advice.