Rental Agreement (Month-to-Month)

Simple room and home rental agreement

> Key terms at a glance: Rent $1,450 per month, due on the 1st. Security deposit $1,450. Term: month-to-month, renewing automatically. Notice to move out: 30 days in writing.

1. Date and Parties

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

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

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

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

Tenant name 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

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) _____

Where the deposit is held _____

Interest paid on deposit, where state requires (Yes / No) _____

The deposit may cover unpaid rent and damage beyond normal wear and tear. It 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.

7. Refund Timing

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

The countdown starts after move-out and return of 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 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 _____

10. Rules

- Quiet hours: 10 pm to 8 am.

- Parking: only in assigned spaces.
- Yard and garbage: keep tidy and use bins on collection days.
- Smoking: not allowed indoors.
- Pets: only those listed in section 8.

11. Landlord Entry

Notice before entry (e.g. 24 hours) _____

The landlord may enter the property to inspect, repair or show it, after giving the notice stated above.

12. Notices

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

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

- [ ] Lead-based paint disclosure
- [ ] Bed bug history
- [ ] Deposit-holding location and interest
- [ ] State-required tenant rights statement

> Disclosure rules vary by state and city. Check which ones apply 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		

Item	Condition at move-in	Notes
Bathroom		

16. Signatures

Landlord signature	Date	Tenant signature	Date	Tenant signature	Date	Each tenant confirms receiving a copy of this agreement (initials)

> Review this agreement with a local attorney. This template is not legal advice.