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|  **"The Landlord"**  |
| **Legal Name:** |
| **Address:** |
| **Tel: Home** | Office | Mobile  | Other |
| **"The Tenant"** |
| **Legal Name:** |
| **Social Security/Identity Numbers:** |
| **Tel: Home** | Office | Mobile | Other |
| **The following persons other than the Tenant may occupy the premises:** |  |
| **"The Premises" which shall be used as a residential dwelling only.** |
| **Address:** |
| **Rental Starting Date:** | **Rental Ending Date:** |
| **After the initial period noted above, this rental shall continue on a month-to-month term until cancelled by either party, giving the other party 30 days notice in writing.** |
| **Monthly Rental Amount: $\_\_\_\_\_\_\_\_\_Payable in advance on or before the 1st day of every month. Shall escalate at a rate of \_\_\_% per annum** | **Security Deposit Amount:** $\_\_\_\_\_\_\_\_Shall accrue interest at a rate of \_\_\_% per annum |
| **Additional Monthly Charges: Late Payment Fees: $\_\_\_\_ charged from the \_\_\_ overdue day PLUS $\_\_\_\_ per day thereafter.** |
| **Terms and Conditions of the Lease:****1.** The Tenant undertakes to look after the Premises and return it in the same good order and condition as received. No material changes shall be made to the Premises or its contents without first getting written permission from the Landlord.**2.** Any damages or unauthorized alterations to the Premises shall be repaired or restored at the cost of the Tenant. Pre-existing damages and normal wear and tear excepted.**3.** Upon moving out the Tenant shall return all keys to the Premises to the Landlord and supply a forwarding address.**4.** The Landlord shall return the Security Deposit less any charges for damages or cleaning to the Tenant within \_\_\_\_\_\_ days of the Tenant moving out.**5.** All parties undertake to abide by the residential tenancy law in the jurisdiction of the Premises and breach by either party shall entitle the other to applicable legal recourse. |
| The Landlord and Tenant have inspected the Premises before the Tenant moved in and record the following existing damages to the Premises: |
| **Date:****Tenant's Signature:** | **Date:****Landlord's Signature:** |

 **RESIDENTIAL RENTAL AGREEMENT**