**RENTAL AGREEMENT**

I **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** agree on this date **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
to rent the property located at **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.**

On a (Circle one) month to month, monthly under a yearly lease, yearly lease, or rent to own basis. For a term of **\_\_\_\_\_\_\_\_\_\_\_** from **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** with rental payments starting on the **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**day of **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** for the amount of **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**per month.

I further agree that rent for said property shall be paid on the **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** day of each month. I understand and agree the rent will be considered past due if more than **\_\_\_\_\_\_\_\_\_** days beyond that date. A late charge of **$\_\_\_\_\_\_\_\_** will be due at that time, in addition to past due rent.

**Property owner/Landlord, agrees to provide service for (circle all that apply) :**

|  |  |
| --- | --- |
| *Water service* | *Trash pick-up* |
| *Snow removal* | *Electric Service* |
| *Natural gas* | *Landscaping and lawn care* |
|  |  |
|  |  |

Major repairs, not caused by misuse, carelessness, vandalism, or other damage of fault by tenant

Tenant is responsible for all services not indicated above.

Tenant agrees to pay a deposit of **$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** which will cover cleaning and repair of said property.

This property is not to be used for any purpose not indicated herein **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Property is not to be occupied by any other than the original signature of this document or sublet without the permission of the property owner/landlord, and upon which time a new and updated agreement will be required.

Pets are not allowed upon this property without the express consent of the property owner/landlord and a deposit of **$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** will be required for any pets that are permitted. Any damages or stains caused by pets will be required to be corrected, repaired or by replacement if necessary by the tenant over and above the cost of pet deposit.

Illegal drugs and or drug activity, sales, manufacture or storage will not be tolerated by the property owner/landlord, and lease will be terminated by the property owner/landlord should any indication of drug activity is detected. In addition authorities will be notified of any illegal activity on said premises.

**This property is assigned two parking spaces located at (Address)** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Additional spaces are not available at this address. Vehicles that are in a non-working condition may not be stored here, and repairs, other than minor conditions, (tire replacement, battery charge or replacement, or other) that will permit movement of vehicle to a repair facility is not permitted on this property. Vehicle storage is not permitted upon this property. Violations will result in vehicles being towed.

Upon termination of lease, providing property is left in good and clean condition, with no appreciable damages other than normal wear and tear from normal usage, deposit will be returned **within \_\_\_\_\_\_\_\_\_\_days** after termination of lease. This condition is agreed upon by the undersigned without duress or intimidation on the part of either person.

In addition to the above: The tenant has done an inspection of the property, with the Property owner/ landlord in attendance and has found the property free of any damages, malfunctions, vandalism, unusual defects or other problems not listed below.

Upon inspection of said property these problems to be corrected by property owner/landlord upon rental \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

These problems listed have been noted by the property owner/landlord and will be repaired by

**(Date) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.** And has been approved by the tenant

**(Tenants Signature)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Date)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Landlord retains the right to remove tenant for any reason after a notice of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_days.**

Both tenant and landlord retain the right to arbitration in accordance with the law of the city, county or State **of,\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ for** any disagreements, infringements, or conflicts.

**Tenant signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Landlord signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Witness\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Witness\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**