

# SINGLE FAMILY RESIDENCE MONTH-TO-MONTH RENTAL AGREEMENT

Lease Start Date: \_\_\_\_\_

Date: (mo./day) \_\_\_\_\_, (yr.) \_\_\_\_\_

RECEIPT IS HEREBY ACKNOWLEDGED by \_\_\_\_\_  
hereinafter called Lessor/Landlord, from \_\_\_\_\_  
hereinafter called Lessee/Tenant, the sum of \$ \_\_\_\_\_ for the first month's rent of  
the premises owned by said Lessor/Landlord and located at \_\_\_\_\_  
hereinafter called premises, said premises the Lessor/Landlord hereby agrees to rent to said  
Lessee/Tenant on a month-to-month basis at a rental of \$ \_\_\_\_\_ per month, payable  
in advance on the \_\_\_\_\_ day of each and every succeeding calendar month.

In consideration of the use or occupancy of said premises, Lessee/Tenant agrees:

1. To maintain the premises in a clean, orderly, and law abiding manner and to keep the yards thereof free of weeds, debris, and/or material that may become unsightly or a detriment to the appearance of said premises. Lessor/Landlord shall have the right to enter and inspect said premises at any and all reasonable times.
2. No alterations or redecorating of any kind to the dwelling shall be made without the prior written consent of Lessor/Landlord.
3. To pay for all utility service furnished to the property.
4. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises which Lessor/Landlord may consider necessary.
5. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent from Lessor/Landlord; any consent, so given may be withdrawn, if, in the opinion of Lessor/Landlord, such bird, animal, or other pet constitutes a nuisance, causes complaint from neighbors, or adversely affects the normal maintenance of the property.
6. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Lessor/Landlord, and the number of persons to occupy said premises shall not exceed \_\_\_\_\_ without written permission from Lessor/Landlord.
7. To give thirty days written notice by registered mail to Lessor/Landlord prior to vacating said premises and to permit prospective Tenants the opportunity of reasonable inspection.
8. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements excepted.
9. That the violation of any of the covenants of this agreement or the nonpayment of any rent due and unpaid shall be sufficient cause for eviction from said premises upon three (3) days written notice thereof by registered mail or by personal service. If suit be brought to collect rent or damages, to cause eviction from said premises, or to collect the costs of repairs to or cleaning of said premises, Lessee/Tenant agrees to pay all costs of such action, including reasonable attorney fees as may be fixed by the Court. No waiver by Lessor/Landlord at any time of any of the terms of this agreement shall be deemed as a subsequent waiver of the same, nor of the strict and prompt performance thereof by the Lessee/Tenant.
10. All rent shall be paid at the office of \_\_\_\_\_, or any other place designated by Lessor/Landlord. Each party hereto acknowledges receipt of a copy of this agreement.

\_\_\_\_\_  
Lessor/Landlord

Signed: \_\_\_\_\_  
Lessee/Tenant

By: \_\_\_\_\_

Signed: \_\_\_\_\_  
Lessee/Tenant