

DISCLAIMER

The following form is provided for informational purposes only and is intended to be used as a guide prior to consultation with an attorney familiar with your specific legal situation. Commercial Resources is not engaged in rendering legal or other professional advice, and this form is not a substitute for the advice of an attorney. If you require legal advice, you should seek the services of an attorney. To receive a free word version of this document email info@cravisors.us

RENTAL AGREEMENT

1. Parties

The parties to this Agreement are

_____, hereinafter called "Landlord," and _____, hereinafter called "Tenant." If Landlord is the agent of the owner of said property, the owner's name and address is: _____

2. Property

Landlord hereby lets the following property to Tenant for the term of this Agreement:

(a) the real property known as: _____ and

(b) the following furniture and appliances on said property: _____

3. Term

This agreement shall run: ___ (a) for the period of _____ to _____, or ___ (b) month-to month.

4. Rent

The monthly rental for said property shall be \$_____, due and payable by check on the ___ day of each month.

5. Utilities

Landlord agrees to furnish the following services and/or utilities:

- ___ Electricity ___ Gas ___ Garbage Collection
- ___ Snow Removal ___ Water ___ Oil

6. Deposits

Tenant will pay the following deposits and/or fees:

_____ to
_____.

This amount will be refunded (plus interest) within thirty days following the termination of the tenancy; unpaid rent, charges for damages beyond normal wear and tear, and costs for reasonable cleaning may be deducted.

In Addition It Is Agreed:

1. Tenants shall not lease, sublease, or assign the premises without the prior written consent of the Landlord (but this consent shall not be withheld unreasonably).
2. Landlord may enter the premises at reasonable times for the purposes of inspection, maintenance, or repair, and to show the premises to buyers or prospective tenants. In *all* instances, except those of emergency or abandonment, the Landlord shall give Tenant reasonable notice (at least one day) prior to such entry.
3. Tenant agrees to occupy the premises and shall keep the same in good condition, reasonable wear and tear excepted, and shall not make any alterations thereon without the written consent of the Landlord.
4. Landlord agrees not to use the premises in such a manner as to disturb the peace and quiet of other tenants in the building. Tenant further agrees not to maintain a public nuisance and not to conduct business or commercial activities on the premises.
5. Tenant shall, upon termination of this Agreement, vacate and return dwelling in the same condition that it was received, less reasonable wear and tear, and other damages beyond the Tenant's control.
6. In a dispute between the Landlord and Tenant which gives rise to any action in court, the losing party will pay the court costs and reasonable attorney fees of the successful party.

7. Additional Terms:

We, the undersigned, agree to this Rental Agreement:
Landlord: Tenant:

Name Name

Signature

Signature

Date

Date

SAMPLE