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# Rental Agreement

## MONTH-TO-MONTH

This rental agreement, dated \_\_\_\_\_ is between \_\_\_\_\_ tenant, and \_\_\_\_\_ landlord, for the rental unit located at \_\_\_\_\_

Under this rental agreement, the tenant agrees to rent the above-mentioned residence on a month-to-month basis, with a monthly rental amount of \$\_\_\_\_\_. The monthly rent will be due and payable on the \_\_\_\_\_ day of each month, starting on the first day of \_\_\_\_\_. A damage deposit is required at the time of signing this rental agreement. The deposit will be placed in an escrow account. The amount of this deposit shall be \$\_\_\_\_\_. If the rental unit is returned to the landlord in a clean and good condition, this deposit will be refunded to the tenant within \_\_\_\_\_ days from the date the tenant returns said keys to the landlord. The tenant or the landlord may terminate this agreement with a \_\_\_\_\_ day written notice to the other party. The attached rental policy shall be made part of this agreement and shall be binding on all parties.

The tenant acknowledges reading and understanding this agreement and the rental policy that is part of this agreement. The tenant's signature below indicates acceptance of all terms and conditions of this rental agreement and the rental policy.

\_\_\_\_\_  
(Landlord) (Date)

\_\_\_\_\_  
(Tenant) (Date)

## MONTH-TO-MONTH RESIDENTIAL RENTAL AGREEMENT

**CAUTION:** This is a legally binding agreement. READ IT CAREFULLY. It is intended to help promote harmony by clarifying the rights, duties, and responsibilities of property owners, managers, and renters. Additions and/or deletions may be made by having all parties initial each change; however, **IT CANNOT BE CHANGED INTO A LEASE.**

Verbal agreements often lead to misunderstanding and confusion. MAKE SURE THAT ALL AGREEMENTS ARE MADE IN WRITING.

Both the Owner/Agent and the Renter(s) agree to fulfill the conditions listed below:

This Agreement is a Month-to Month Rental Agreement and shall begin (date) \_\_\_\_\_

The OWNER/AGENT is: \_\_\_\_\_

The RENTER(S) is/are: \_\_\_\_\_

ADDRESS of the RENTAL: \_\_\_\_\_

### 1. RENT

Rent shall be \$\_\_\_\_\_ per month, payable in advance on the \_\_\_\_\_ day of each month. Rent includes the following: (check each item included)

- |  |                                   |
|--|-----------------------------------|
| <input type="checkbox"/> Gas                   | <input type="checkbox"/> Garbage  |
| <input type="checkbox"/> Electric              | <input type="checkbox"/> Water    |
| <input type="checkbox"/> Dishwasher            | <input type="checkbox"/> Range    |
| <input type="checkbox"/> Refrigerator          | <input type="checkbox"/> Washer   |
| <input type="checkbox"/> Furnishings           | <input type="checkbox"/> Dryer    |
| <input type="checkbox"/> Cable TV              | <input type="checkbox"/> Internet |
| <input type="checkbox"/> Other (Specify) _____ | <input type="checkbox"/> Parking  |

The Renter(s) will pay rent at the following address:  
\_\_\_\_\_  
\_\_\_\_\_

### 2. FAILURE TO PAY RENT

If rent is not paid within five (5) days after due date, the Renter agrees to pay a charge of \$\_\_\_\_\_ (not more than one day's rent) for late rent and/or each dishonored bank check, unless waived by written agreement. If the Renter is unable to pay rent when due, the Owner has the legal right to serve notice to pay rent or vacate within three (3) days, as provided by California Code of Civil Procedures Section 1161.

### 3. OCCUPANCY AND SUBLETTING

A) The rental is for the residential use of the signers of this Agreement and is limited to \_\_\_\_\_ (# of) occupants.

B) The Renter(s) will not sublet, assign, share or rent space, or maintain guests beyond \_\_\_\_\_ days a month without the prior written consent of the Owner.

C) This Agreement is between the Owner/Agent and each renter individually. IN THE EVENT OF DEFAULT BY ANY ONE SIGNER, EACH AND EVERY REMAINING SIGNER SHALL BE RESPONSIBLE FOR ALL PROVISIONS OF THIS AGREEMENT.

### 4. PERMITTED ITEMS

Renter(s) may have the following items on the property:

Animals \_\_\_\_\_

Vehicles \_\_\_\_\_

Other \_\_\_\_\_

All vehicles are to be parked in the following designated areas:  
\_\_\_\_\_  
\_\_\_\_\_

### 5. DEPOSITS

A) The Renter shall pay the Owner/Agent the following refundable security deposit:  
\$\_\_\_\_\_ which shall not exceed two months rent for unfurnished property and three months rent for furnished.

1. When the Renter moves out the Owner may use the deposit solely for the purpose of:

- i. Repairing damages for which the Renter is responsible,
- ii. Cleaning beyond normal wear and tear,
- iii. Paying due and unpaid rent and/or utilities





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