

## RENTAL / LEASE AGREEMENT

This rental agreement is made between:

\_\_\_\_\_ (Landlord) and

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

For the property on:

\_\_\_\_\_ (Address)

\_\_\_\_\_ (City, State and zip code)

The lease is for \_\_\_\_\_ (term) starting on \_\_\_\_\_ (start date) and is automatically renewed for the amount of \$ \_\_\_\_\_ a month, payable on the first. A late fee of \_\_\_\_\_ (amount) will be charged after the 5<sup>th</sup> of the month.

Pay to the order of \_\_\_\_\_

\_\_\_\_\_ (address)

\_\_\_\_\_ (telephone number)

In case of emergencies, call \_\_\_\_\_ (contact person, contact number).

\_\_\_\_\_ (Tenant) is responsible for the Electric, Water, Trash and Lawn Care.

\_\_\_\_\_ (Tenant) agrees to use the premises for residential purposes only and not for illegal, immoral or hazardous purposes.

\_\_\_\_\_ (Tenant) may have yard only animals.

\_\_\_\_\_ (Tenant) is responsible for all small maintenance needs not covered by insurance.

\_\_\_\_\_ (Tenant) is responsible for immediately notifying landlord of any structural damage, water leaks, and storm-caused damage. Tenant will be responsible to quickly remedy any problem (i.e. turn off water if there's a leak; replace a window if hail breaks it). Any small thing shall be the responsibility of tenant. If it is considerable damage, landlord must be notified immediately so that the insurance company can be called.

\_\_\_\_\_ (Tenant) is responsible for replacing light bulbs, changing air conditioner filter every 2 months, making sure condensation line is draining, placing quarter cup of bleach in drain pan every other month during the summer.

\_\_\_\_\_ (Tenant) is responsible for all small maintenance needs not covered by insurance.

\_\_\_\_\_ (Tenant) is responsible for pest control (i.e. bugs, ants, roaches, mice and other rodents). Tenant shall not feed stray animals.

\_\_\_\_\_ (Tenant) shall not paint, build, add to or take anything from the property without expressed written consent of landlord.

\_\_\_\_\_ (Tenant) will give a minimum 15-day notice before moving out.

\_\_\_\_\_ (Tenant) is responsible for insuring personal property.

\_\_\_\_\_ (Landlord) is responsible for insurance on the structure.

\_\_\_\_\_ (Tenant) shall not change locks for any reason on the property.

\_\_\_\_\_ (Landlord) shall access the property bimonthly for inspection of damage and any maintenance needs.

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

\_\_\_\_\_  
(Phone)

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

\_\_\_\_\_  
(Phone)