

RESIDENTIAL LEASE AGREEMENT

Date: _____

Agreement between _____, (Owner(s)), and
_____, (Tenant(s)), for a dwelling located at
_____ (Location).

Tenant(s) agree(s) to lease this dwelling for a term of _____ years, beginning _____
(Date) and ending _____ (Date) for _____ (\$ _____)
per month, payable in advance on the _____ day of each calendar month to _____
_____ (Owner(s)) or _____ (Agent),
whose address is _____. When rent is paid
on or before the _____ day of the calendar month, the Owner(s) will give the Tenant(s) a
discount or rebate of _____ (\$ _____).

The first month's rent is _____ (\$ _____).

The security/cleaning deposit on this dwelling is _____ (\$ _____).
It is refundable if the Tenant(s) leave(s) the dwelling reasonably clean and undamaged.

Upon expiration, this Agreement shall become a month-to-month agreement automatically,
unless either the Tenant(s) or the Owner(s) notify the other party in writing at least thirty
days in advance to expiration that they do not wish this agreement to continue on any basis.

Should the Tenant(s) move before this Agreement expires, they will be responsible for paying rent through the end of the term or until another tenant approved by the Owner(s) has moved in, whichever comes first.

Owner(s) will refund all deposits due within _____ days after Tenant(s) has/have moved out completely and returned the keys.

Only _____ (Number) people and _____ (Number) pets are to live in this dwelling:
_____ (Describe)

Without the Owner(s) prior written permission, no other persons may live there, and no other pets may stay there, even temporarily, nor may the dwelling be sublet or used for business purposes.

Remarks: _____

TENANTS AGREE TO THE FOLLOWING:

- 1) to accept the dwelling "as is," having already inspected it.
- 2) to keep yards and garbage areas clean.
- 3) to keep from making loud noises and disturbances and to play music and broadcast programs at all times so as not to disturb other people's peace and quiet.
- 4) not to paint the dwelling without first getting Owner(s) written permission.
- 5) to park motor vehicles in the assigned space and to keep that space clean of oil drippings and grease.
- 6) not to repair motor vehicle on the premises (unless it is in an enclosed garage) if such repairs will take longer than a day.
- 7) to allow Owner(s) to inspect the dwelling, work on it, or show it to prospective tenants at any and all reasonable times.
- 8) not to keep any liquid-filled furniture in this dwelling.

- 9) to pay rent by check or money order made out to the Owner(s) (returned checks will have applicable late payment fees).
- 10) to pay for repairs of all damage, they or their guests have caused.
- 11) to pay for any windows broken in the dwelling while they live there.

1 Violation of any part of this Agreement or nonpayment of rent when due shall be cause for eviction under applicable code sections. The prevailing party (shall or shall not) recover reasonable legal service fees involved.

Tenants hereby acknowledge that they have read this Agreement, understand it, agree to it, and have been given a copy.

Owner: _____ Tenant: _____

By: _____ Tenant: _____