

Month-to-Month Lease

Prepared with Signathing. Roles: Landlord, Tenant.

1. Parties and premises

Landlord (name): _____

Tenant(s) (name): _____

Premises address: _____

Included (parking, storage, furnishings, or none): _____

The Landlord rents the Premises to the Tenant for residential use only. Only the Tenant and the persons listed below may live there. Guests may stay up to 14 nights in any 60 days without the Landlord's written consent.

Other occupants (names), or none: _____

2. Term and notice

Tenancy starts (date): _____

This is a month-to-month tenancy. It continues from month to month until either party ends it by giving the other written notice of at least 30 days, or the longer period required by the law of the state where the Premises is located, with the tenancy ending on the last day of a rental period. Notice may be delivered in person, by mail, or by any electronic method the parties have used for this agreement.

3. Rent

Monthly rent (\$): _____

Due on the (day) of each month: _____

How rent is paid (check, transfer, portal): _____

Late fee after 5 days (\$, or 0): _____

Rent is paid in advance for each month. A returned payment counts as unpaid rent plus the bank's returned-item cost. The Landlord may change the rent or any other term with written notice of at least 30 days, or the longer period required by the law of the state where the Premises is located, taking effect at the start of a rental period.

4. Security deposit

Security deposit (\$): _____

The deposit is held as security for unpaid rent and for damage beyond ordinary wear. Within the time set by the law of the state where the Premises is located after the Tenant moves out, the Landlord returns the deposit, less itemized deductions, to the forwarding address the Tenant provides.

Tenant's forwarding address (give at move-out): _____

5. Utilities and services

Paid by Landlord: _____

Paid by Tenant: _____

6. Condition and repairs

The Tenant takes the Premises in the condition recorded on a move-in checklist signed by both parties, keeps it clean and safe, reports needed repairs promptly, and pays for damage caused by the Tenant, occupants or guests. The Landlord keeps the structure, plumbing, heating, electrical and supplied appliances in working order and makes repairs within a reasonable time after notice.

7. House rules

Pets (describe, or none): _____

Smoking:

Choices: Not permitted anywhere / Outdoors only / Permitted

No business that brings customers to the Premises, no illegal activity, and nothing that disturbs neighbors or voids the Landlord's insurance. The Tenant may not sublet or assign without the Landlord's written consent.

8. Entry

The Landlord may enter to inspect, repair or show the Premises after giving reasonable notice, at least 24 hours unless the law of the state where the Premises is located sets a different period, and at reasonable times. No notice is needed in an emergency.

9. Other terms

Additional terms (or none): _____

This agreement is the whole agreement. Changes must be in writing and signed by both parties. If a part is unenforceable, the rest stands. Each party has read and received a copy.

Signatures

Landlord

Signature

Date

Printed name

Tenant

Signature

Date

Printed name