

RENTAL AGREEMENT

1 This Agreement was drafted by _____ who represents (Landlord) (Tenant).
2 (individual) (company) (strike one)

3 This Agreement for the premises identified below is entered into by and between the Landlord and Tenant (referred to in the singular whether one
4 or more) on the following terms and conditions (strike items not applicable or which have been otherwise agreed to by the parties):

5 **TENANT:** (_____ adults and _____ children)

LANDLORD: _____

6 _____
7 _____
8 _____
9 _____

Agent for _____
service of _____ (name)
process: _____
(address)

(city, village, town) (state) (zip)

Agent for _____
maintenance, _____ (name)
management: _____
(street)

(city, village, town) (state) (zip)

Agent for _____
collection _____ (name)
of rents: _____
(street)

(city, village, town) (state) (zip)

10 **PREMISES:** Building Address:

11 _____
12 _____ (street)
13 _____
14 _____ (city, village, town) (state) (zip)

15 Apartment/room/unit: _____

16 Other: _____

17 Included furnishings/appliances: refrigerator, range, oven
18 other (list or attach addendum) _____
19 _____
20 _____
21 _____
22 _____
23 _____

24 **RENT:** Rent of \$ _____ for Premises and
25 \$ _____ for other (specify _____)
26 is due on the _____ day of each month and is payable at
27 _____.

28 If rent is received or postmarked after _____
29 the Tenant shall pay a late fee of \$ _____.

30 Charges incurred by Landlord for Tenant's returned checks are
31 payable by Tenant. Landlord shall provide a receipt for cash
32 payments of rent. **All tenants, if more than one, are jointly and**
33 **severally liable for the full amount of any payments due**
34 **under this Agreement unless this sentence is stricken.**

35 Acceptance of delinquent rent does not constitute a
36 waiver of that default or any other default under this Agreement.

37 Other Landlord or Tenant obligations: _____
38 _____
39 _____
40 _____

TERM: Strike either (a) or (b):
(a) Month to month beginning on _____, _____; or
(b) For a term of _____ months/beginning on _____,
and continuing to _____.

NOTE: An Agreement for a fixed term expires without further notice.
If tenancy is to be continued beyond this term, parties should
make arrangements in advance of the expiration.

UTILITIES: Check if paid by:	Landlord	Tenant
Electricity	_____	_____
Gas	_____	_____
Heat	_____	_____
Air Conditioning	_____	_____
Sewer/Water	_____	_____
Hot Water	_____	_____
Trash	_____	_____
Other _____	_____	_____

If utilities or services payable by Tenant are not separately
metered, tenant's share of payments will be allocated as follows:

41 **SECURITY DEPOSIT:** Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of \$ _____ to be held by
42 _____. The deposit, less any amounts legally withheld, will be returned in person or mailed to Tenant's last known address
43 within twenty-one (21) days as required by law after Tenant surrenders the Premises. If any portion of the deposit is withheld, Landlord must
44 provide Tenant with a written statement accounting for amounts withheld. The statement shall describe each item of physical damage or other
45 claim made against the security deposit, and the amount withheld as reasonable compensation for each item or claim. The reasonable cost of
46 repair for waste, neglect or damages for which Tenant is responsible, normal wear and tear excepted, may be deducted from the security deposit.
47 Tenant has seven (7) days from the beginning of the term of the Agreement to notify Landlord of any additional damage or defects existing prior
48 to the Tenant's occupancy and/or request in writing a list of physical damages or defects, if any, charged against the previous tenant's security
49 deposit; no deduction from Tenants security deposit shall be made for any such damage or defect for which written notification was given within
50 the time stated. Tenant may not use the security deposit as payment for the last month's rent without the written permission of Landlord.

51 **DEDUCTIONS FROM PRIOR TENANT'S SECURITY DEPOSIT:** Tenant is hereby notified that Tenant may do any of the following
52 within seven (7) days after the start of their tenancy: (a) inspect the unit and notify Landlord of any pre-existing damages or defects; (b)
53 request a list of physical damages or defects charged against the previous Tenant's security deposit. If such a request is made by Tenant,
54 Landlord will supply Tenant with a list of all physical damages or defects charged against the previous tenant's security deposit regardless
55 of whether or not those damages or defects have been repaired. Said list will be provided to Tenant within thirty (30) days from when the
56 request was received or, within seven (7) days after Landlord notifies the previous tenant of the security deposit deductions, whichever
57 occurs later. Landlord need not disclose previous tenant's identity nor the amount deducted from the previous tenant's security deposit.

58 **TIME IS OF THE ESSENCE:** as to delivery of possession of Premises to Tenant; completion of repairs promised in writing in the Agreement
59 or before; vacation of the Premises; return of Landlord's property; payment of rent; performance of any act for which a date is set in this
60 Agreement or by law; and _____ (strike any parts not applicable).
61 *Time is of the essence* means that a deadline must be strictly followed.

62 Special Provisions: _____
63 _____

64 **Pets (are) (are not) permitted. Water beds (are) (are not) permitted (strike as applicable).**

65 Special Provisions relating to pets: _____

66 **THIS AGREEMENT INCLUDES THE PROVISIONS ON THE REVERSE HEREOF**

67 **COPY OF AGREEMENT AND RULES:** Landlord provided Tenant a copy of this Agreement and any rules relating to the premises as
68 well as any nonstandard rental provisions prior to the signing of this Agreement being entered into, and before any earnest money or
69 security deposit was accepted. Landlord shall give Tenant a copy of this Agreement and any rules relating to the Premises, and
70 nonstandard rental provisions at the time when this Agreement is signed by Tenant. Landlord shall give Tenant a check in sheet, keys, and
71 _____, on or before commencement of this Agreement.

72 **NOTE: SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHT.**

73 **GUARANTEE**

74 In consideration of Landlord's agreement to rent the Premises,
75 undersigned guarantees payment of all amounts due under this
76 Agreement and performance of all covenants of Tenant. This
77 Guarantee is irrevocable and is not affected by modification or
78 extension of this Agreement.

79 Signature: _____
80 (print name) (date)

81 _____
82 (address)

83 Signature: _____
84 (print name) (date)

85 _____
86 (address)

IN WITNESS WHEREOF, the parties have executed this Agreement.

LANDLORD/AGENT:

Signature: _____
(print name) (date)

TENANT:

Signature: _____
(print name) (date)

Signature: _____
(print name) (date)

Signature: _____
(print name) (date)

Signature: _____
(print name) (date)