

Rental Agreement

This Rental Agreement (the "**Agreement**") is entered into on _____ (the "**Effective Date**"), by and between _____, with an address of _____ (referred to as the "**Landlord**"), and _____, with an address of _____ (referred to as the "**Tenant**"), collectively "the **Parties**."

[Property & Term]

1. The premises that are to be rented are located at _____, including any furniture, appliances, or fixtures listed in *Exhibit A* (if any).
 - 1.1. The term of this Agreement shall begin on the Effective Date, as stated above, and will continue until [END DATE] (the "*Term*"), on a [fixed-term / month-to-month] basis.
 - 1.2. Unless either party gives written notice of non-renewal at least [NOTICE PERIOD] days before the end of the Term, this Agreement shall automatically renew on a [month-to-month / annual] basis under the same terms.
 - 1.3. Tenant shall use the Property only for [residential / commercial] purposes and shall not use the Property for any illegal purpose. Tenant shall comply with all applicable laws, ordinances, and regulations, and shall not make any alterations to the Property without the prior written consent of Landlord.

[Rent, Payment Terms & Late Fees]

2. The rent to be paid is _____ per [month / week], due on or before the _____ of each period, so that the first rent payment is due on _____.
 - 2.1. The method of payment agreed upon by both parties is _____.
 - 2.2. A late fee of _____ shall apply to any rent payment made more than [GRACE PERIOD] days after the due date.

[Security Deposit & Additional Fees]

3. Tenant shall pay a security deposit in the amount of _____ to be held by Landlord to secure Tenant's obligations under this Agreement. The security deposit

shall be returned to Tenant within [TIMEFRAME] after the termination of this Agreement, less any deductions for unpaid rent, damages beyond normal wear and tear, or other charges permitted by law, itemized in writing.

3.1. Additional non-refundable fees, if any (pet fee, key/fob replacement, cleaning), are: _____.

[Utilities & Services]

4. The following utilities and services shall be paid by Tenant: _____.
The following shall be paid by Landlord: _____. If any utility bill for which Tenant is responsible remains unpaid after its due date, Tenant shall be responsible for any resulting late fees or penalties.

[Maintenance, Repairs & Right of Access]

5. Tenant shall keep the Property in a clean and orderly condition and shall promptly notify Landlord of any repairs or maintenance needed. Tenant shall be responsible for any damage caused by Tenant or Tenant's guests, invitees, or licensees. Landlord shall be responsible for repairs resulting from normal wear and tear and for compliance with applicable health and safety codes.

5.1. Landlord may enter the Property at reasonable times and upon at least [NOTICE PERIOD] hours' notice to Tenant for the purpose of inspecting the Property, making repairs, or showing the Property to prospective tenants or purchasers, except in the case of a genuine emergency.

[Rules: Pets, Guests, Smoking & Subletting]

6. Pets: [not permitted / permitted subject to conditions stated here] .

6.1. Guests: [state any limits on overnight guests or extended stays] .

6.2. Smoking: [permitted / not permitted, and where] .

6.3. Tenant shall not assign this Agreement or sublet the Property without the prior written consent of Landlord. Any attempted assignment or subletting without such consent shall be void and of no effect.

[Legal Disclosures & Compliance]

7. Landlord discloses the following as required by applicable law (e.g., lead-based paint disclosure, local health or safety notices, registration numbers):

_____.

[Termination & Dispute Resolution]

8. Either party may terminate this Agreement upon [NOTICE PERIOD] days' written notice to the other party, subject to any minimum term stated above. Tenant may terminate this Agreement immediately in the event of a material breach by Landlord.

8.1. Any dispute arising out of or in connection with this Agreement shall first be submitted to mediation, with the Parties sharing the mediator's costs equally. If mediation is unsuccessful, either party may pursue the dispute through binding arbitration in accordance with the rules of the [ARBITRATION ORGANIZATION], or in the courts of [CITY], [STATE/REGION].

8.2. This Agreement shall be governed by and construed in accordance with the laws of [STATE/REGION].

[Entire Agreement & Amendments]

9. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements and understandings, whether written or oral, relating to its subject matter.

9.1. Any amendment to this Agreement must be made in writing and signed by both Parties.

The Parties agree to the terms and conditions of this Agreement set forth above, as demonstrated by their signatures below:

[NAME OF LANDLORD]

[SIGNATURE]

Date:

[NAME OF TENANT]

[SIGNATURE]

Date: