

## Rental Agreement

Dated \_\_\_\_\_

Agreement between \_\_\_\_\_, Owner/Agent and  
\_\_\_\_\_, Tenants, for a dwelling located  
at \_\_\_\_\_.

Tenants agree to rent this dwelling on a six-month lease, then month-to month basis for \$2,135.00 per month, payable in advance on the 1<sup>st</sup> day of the calendar month. **On the 6<sup>th</sup> calendar day, rent is considered late. There is a \$25.00 late penalty and an additional \$5.00 a day until rent is paid in full.** After the 10<sup>th</sup>, an eviction will be filed, although payment of rent and eviction costs may cease the eviction process.

The first month's rent for this dwelling is \$2,135.00

The Last month's rent due is \$2,135.00

The security/cleaning deposit on the dwelling is \$2,135.00. It is refundable if Tenants leave the dwelling reasonably clean and undamaged.

Pet deposit if applicable is \$500.00 per pet and is non-refundable. Only 2 pets allowed.

Tenants must pay Security deposit, first month's rent & pet deposit before move in date.

Tenants will give 30 days notice in writing before they move and will be responsible for paying rent through the end of this notice period or until another tenant approved by the Owners have moved in, whichever comes first. Tenants who move out before the contract period is up will lose their security deposit.

Owners will refund all deposits due within 7 business days after Tenants have moved out completely and returned their keys.

Only the following \_\_\_ persons and \_\_\_ pets are to live in this dwelling \_\_\_\_\_

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.

Use of the following is included in the rent: \_\_\_\_\_

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If the Tenant is in the military or enrolls in the military, tenant will give owner notice in writing.

TENANTS AGREE TO THE FOLLOWING:

- 1.) Only people listed on lease are allowed to live in the home. All guests staying longer than 3 days have to be approved by owner/property manager.
- 2.) To accept the dwelling "as is" having already inspected it.
- 3.) To keep porch, yard, and garbage areas clean. To keep grass mowed and edged.
- 4.) To change AC filters, clean outside coils and to keep grass cut around outside unit every month.
- 5.) To keep from making loud noises, disturbances, playing music and TV loudly at all times so as not to disturb other people's peace and quiet.
- 6.) To park their motor vehicles in assigned space and to keep that space clean of oil and grease.
- 7.) Not to paint the dwelling without first getting owners written permission 8.) Not to repair their motor vehicles on the premises (unless it is an enclosed garage) if such repairs will take longer than a day.
- 9.) To allow the owners to inspect the dwelling, work on it, or show it to prospective tenants at any and all reasonable times.
- 10.) To pay rent by check, money order, or cash made out to the owners (checks must be good when paid or late-payment consequences will apply)
- 11.) To pay for repairs of any damage they or their guests have caused \*\*
- 12.) To pay for any windows broken in their dwelling while they live there. \*\*
- 13.) To not allow any pets not on the lease to stay in house or yard. No vicious breeds allowed on the property. No pets can be loose or on chains.
- 14.) To pay for plumbing or AC repairs if the damage was caused by tenants or guest of tenant within 2 weeks. (ex: hair stopping sink, toys in commode, Not changing AC filters, not cleaning outside coils on central AC units) \*\*

\*\*This will not come out of deposit. This is to be paid in the month damage occurred or first observed. Owner will have the discretion to repair property and add bill to the tenant's rent.

Violation of any part of this Agreement or nonpayment of rent when due shall be caused for eviction under applicable code sections. The prevailing party shall 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 \_\_\_\_\_