

MONTH-TO-MONTH LEASE

RESIDENTIAL PERIODIC RENTAL AGREEMENT

LEASE NO.

START DATE

This Agreement creates a month-to-month residential tenancy for the Premises below, subject to the governing jurisdiction's non-waivable notice and tenant-protection laws.

1 THE PARTIES

LANDLORD / OWNER

FULL LEGAL NAME / ENTITY

ADDRESS

CITY

STATE

ZIP

PHONE

EMAIL

TENANT

FULL LEGAL NAME / ENTITY

ADDRESS

CITY

STATE

ZIP

PHONE

EMAIL

2 PREMISES & OCCUPANCY

Landlord rents to Tenant the dwelling identified below, together with the listed parking, storage, fixtures, and permitted common areas. Only the named tenants and approved occupants may reside there.

STREET ADDRESS / UNIT

CITY

COUNTY

STATE

ZIP CODE

OTHER AUTHORIZED OCCUPANTS

PARKING / STORAGE / FURNISHINGS / INCLUDED AREAS

3 PERIODIC TERM & NOTICES

The tenancy begins below and continues month to month until lawfully terminated. The filled notice periods apply only if they meet or exceed governing law; statutory service method and timing control.

TENANCY START DATE

STATE / LOCAL JURISDICTION

TENANT TERMINATION NOTICE

LANDLORD TERMINATION NOTICE

RENT-CHANGE NOTICE

PERMITTED SERVICE METHOD

4 RENT & PAYMENT

Tenant shall pay rent in advance at the place or account stated below. Prorated rent, returned-payment charges, concessions, and lawful late charges are enforceable only as written here and as permitted by law.

MONTHLY RENT (\$)	DUE DAY
<input type="text"/>	<input type="text"/>
PRORATED RENT (\$)	RETURNED PAYMENT (\$)
<input type="text"/>	<input type="text"/>
PAYEE / PAYMENT ADDRESS OR ELECTRONIC METHOD	
<input type="text"/>	
LATE FEE / FORMULA	WHEN LATE FEE MAY BEGIN
<input type="text"/>	<input type="text"/>
RENT CONCESSIONS / CREDITS	
<input type="text"/>	

5 SECURITY DEPOSIT

Tenant shall pay the deposit below. It may be applied only as governing law and this Agreement allow, not as last month's rent. Landlord will provide any required holding notice and return the balance with any required itemization within the legal deadline.

SECURITY DEPOSIT (\$)	DEPOSIT DUE DATE
<input type="text"/>	<input type="text"/>
DEPOSITORY / ACCOUNT / BOND NOTICE (IF REQUIRED)	
<input type="text"/>	

6 UTILITIES & SERVICES

Responsibility for each utility and service is allocated below. Tenant shall timely place assigned utilities in Tenant's name and avoid interruption caused by nonpayment.

ELECTRIC	GAS
<input type="text"/>	<input type="text"/>
WATER / SEWER	TRASH
<input type="text"/>	<input type="text"/>
INTERNET / CABLE	LAWN / SNOW
<input type="text"/>	<input type="text"/>
PEST CONTROL	OTHER
<input type="text"/>	<input type="text"/>

7 USE, GUESTS & RULES

The Premises are for residential use only. Tenant shall not create a nuisance, engage in unlawful activity, damage the property, or violate lawful rules. Guests, pets, smoking, parking, and alterations are governed below.

GUEST / OCCUPANCY LIMITS
<input type="text"/>
PETS / SMOKING / PARKING / OTHER RULES
<input type="text"/>

8 CONDITION, MAINTENANCE & REPAIRS

Tenant accepts the Premises subject to the move-in record, shall keep it reasonably clean and safe, promptly report unsafe or damaging conditions, and pay for damage caused by Tenant, occupants, or guests beyond ordinary wear. Landlord shall perform non-waivable duties imposed by law.

REPAIR / EMERGENCY REPORTING CONTACT

9 ENTRY, INSURANCE & CASUALTY

Landlord may enter only as this Agreement and law permit, including for repairs, inspection, emergencies, or lawful showing. Tenant is responsible for personal property and is encouraged or required as stated below to maintain renters insurance. Casualty rights remain subject to governing law.

ORDINARY ENTRY NOTICE

RENTERS INSURANCE LIMIT

INSURANCE / CASUALTY TERMS

10 ASSIGNMENT, DEFAULT & REMEDIES

Tenant may not assign or sublet without required written consent. On breach, the nonbreaching party may use notices and remedies allowed by law. No self-help eviction, waiver of habitability, or other prohibited remedy is authorized.

ADDITIONAL NOTICE / CURE TERMS

11 NOTICES & GOVERNING LAW

Notices shall be delivered to the contacts below by a method permitted under the governing jurisdiction law. This Agreement is governed by the law where the Premises are located.

LANDLORD NOTICE ADDRESS / EMAIL

TENANT NOTICE ADDRESS / EMAIL

12 GENERAL TERMS

This Agreement and its attached addenda are the entire agreement. A change must be in a writing signed by the parties. If a provision is unenforceable, the remainder survives. Waiver of one breach is not a waiver of another. Notices must be written and delivered by a method allowed by governing law. Electronic signatures and counterparts are permitted to the extent allowed by law.

13 LEAD-BASED PAINT DISCLOSURE (complete for pre-1978 housing)

LEAD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Construction date:

☐ Before 1978 ☐ 1978 or later ☐ Unknown

Landlord's knowledge of lead hazards:

☐ Known hazards disclosed below ☐ No known lead hazards

KNOWN LEAD-BASED PAINT / HAZARDS (LOCATION AND CONDITION)

Records and reports:

☐ Provided to Tenant ☐ No records or reports available

RECORDS / REPORTS PROVIDED

- ☐ Tenant acknowledges receipt of all listed information and records.
- ☐ Tenant acknowledges receipt of the EPA pamphlet Protect Your Family From Lead in Your Home.
- ☐ Agent, if any, has informed Landlord of the landlord's federal disclosure duties and is aware of the duty to ensure compliance.
- ☐ The parties certify that the information above is true and complete to the best of their knowledge.

LANDLORD SIGNATURE

PRINT NAME

DATE

TENANT SIGNATURE

PRINT NAME

DATE

14 ADDITIONAL TERMS

The parties may state additional agreed terms below. Any handwritten change should be initialed by all parties.

ADDITIONAL TERMS / SPECIAL PROVISIONS

By signing below, each party acknowledges that they have read and understood this Agreement and agree to be bound by all of its terms as of the Effective Date.

LANDLORD / OWNER SIGNATURE

PRINT NAME

DATE

TENANT SIGNATURE

PRINT NAME

DATE