

RENTAL AGREEMENT

_____, owner as a consideration of the agreements of the tenant hereby rents the dwelling located at _____
For the period beginning the _____ day of _____ and monthly thereafter until this agreement is terminated.

TENANT HEREBY AGREES:

1. To pay as rental, the sum of \$ _____ per month, payable in advance from the first day of every month. This amount may be adjusted to compensate for the inflation or additional costs.
2. To pay a late charge of 10% of the rent amount each time rent is not received by 4:00 P.M. on the due date regardless of the cause, including dishonored checks. All returned checks will be subject to the cost and \$50.00. In the event a collection agency becomes necessary to collect any amounts due on this agreement, tenant agrees to pay said commission plus attorney fees.
3. To use property as _____ only.
4. **TENANT TO PAY ALL ATTORNEY AND COURT COSTS INCURRED BY THE OWNER IN ENFORCING THIS AGREEMENT.**
5. Tenant agrees not to assign or sublet any part of this property.
6. Owner may enter the property at any time to inspect, repair, show the property for sale or rent, or to insure compliance with this agreement.
7. This agreement may be terminated at any time by the owner giving fifteen days written notice to the renter. Owner may change any provisions of this agreement in a like manner.
8. Failure to pay rent by the due date at the address of _____ or any other violation of the provisions of this agreement shall result, at the option of the owner, in the termination of this agreement without notice. In the event, owner may enter the property, take possession and exclude tenants therefrom. Any personal property of the tenant may be removed and stored at the expense of the tenant.
9. Tenant agrees to pay for any damage caused by negligence on their part. This refers to the following. This is not all inclusive.
 - screens pushed out by children,
 - nail or screw holes in the walls or woodwork,
 - broken windows,
 - all maintenance on property & structure,
 - grass cut,
 - maintain parking area,
 - light bulbs,
 - air conditioning filter must be kept clean,
10. There are to be **NO PETS of any kind** on said property inside or outside the residence.
11. Landlord shall have the lien granted by law upon all furniture and other property of the tenant for the payment of their rent and any property damage.
12. Owner shall not be liable for any loss of property by fire or any other reason. Tenant agrees to carry insurance on their possessions and to make no claim on the landlord for any reason.
13. Tenant agrees to be responsible for the payment of all utilities including the removal of garbage and rubbish.
14. Tenant agrees to pay a charge of cost plus \$ 50.00 should it ever become necessary to deliver a notice to pay the rent or eviction notice.
15. Release of all deposits will be subject to the following conditions; however, landlord shall have the right to recover any excess cost for cleaning or damage above the deposit.
 - At least one ^{MONTH} of rental time has elapsed

- The entire dwelling is clean. This includes everything. There is not damage to the property other than normal wear and tear.
 - There are no unpaid charges including late charges and unpaid rent outstanding. All keys must also be returned.
 - All debris, rubbish and garbage are removed from the property and a forwarding address is left with the owner.
16. Tenant agrees to be responsible for lawn maintenance or pay a charge of \$50.00 plus cost for cutting the lawn.
 17. Tenant agrees to be responsible for pest control or pay a charge.
 18. Tenant agrees that any changes to the structure or the property must be approved by the owner prior to initiating changes. Any structure changes to building or property will become permanent fixture to the building or property, shall not be removed if tenant vacates property, and said change shall become property of the owner. If Tenant requests changes it must be in writing and is approved by the owner. Tenant is financially responsible for all costs of requested changes and will not be reimbursed by owner.
 19. No storage of any kind on the property.
 20. To use property as a living quarters only for _____ adults and _____ children.

CLAUSE FOR VISTORS:

There will be an additional cost for visitors after **two** days, \$100.00 per person per week. The first day there is a **pet of any kind**, in the residence; there will be a \$500.00 deposit plus \$500.00 per month pet fee. Yard dog; there will be a \$200.00 deposit plus \$100.00 per month pet fee.

2/ no Loud noise after 9:00 PM

 Tenant Signature Co-Tenant Signature Co-Tenant Signature

 Tenant Printed Name Co-Tenant Printed Name Co-Tenant Printed Name

Signed by the above parties this _____ day of _____, 20_____.

 Owners Signature

Accepted by Owner this _____ day of _____, 20_____.