

RENTAL AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT.
IF NOT UNDERSTOOD, CONSULT AN ATTORNEY.

The Tenant(s) known as _____, hereby agree to rent the dwelling located at _____.

The premises are to be occupied by the above named tenants only. Tenant may not sublet premises.

TERM The term shall commence on _____, at \$_____ per month payable on the _____ of each month in full.

LATE FEES In the event rent is not paid by the _____ day after due date, Tenant agrees to pay a late charge of \$_____.

UTILITIES Tenant shall be responsible for the payment of the following utilities: _____

APPLIANCES Appliances provided in this rental are: _____
Repairs will be born by said Tenants if damage is due to negligence of Tenants.

SECURITY Amount of security deposit is \$_____. Security shall be held by Landlord until the time said Tenants have vacated the premises and Landlord has inspected it for damages. Tenant shall not have the right to apply Security Deposit in payment of any rent. Security deposits must be raised proportionately with rent increases.

INSURANCE Tenant is responsible for liability/fire insurance coverage on premises. Tenant agrees to obtain a "Renter's Insurance" policy and to provide Owner or agent with a copy of policy within seven (7) days of lease execution.

NOTICES Should tenant decide to vacate the premises, a _____ day written notice to the landlord is required. Should landlord decide to have tenants vacated, a _____ day written notice is required. Tenant agrees to allow premises to be shown at any and all reasonable times for re-rental.

REAL ESTATE COMMISSION (If applicable) In the event a commission was earned by a real estate broker, Tenant shall not take possession of the premises unless all fees due broker are paid in full as agreed. Commission is payable when this lease is signed by the Tenant(s). It is solely for locating the rental for the Tenant and is not refundable under any circumstances regardless of any disputes or conditions between the Landlord and Tenant before or after occupancy is taken.

ACKNOWLEDGMENT Tenants hereby acknowledge that they have read, understand and agree to all parts of this document, and have received a copy.

	AMOUNT RECEIVED	BALANCE DUE
RENT :	_____	_____
SECURITY:	_____	_____
BROKER'S FEE:	_____	_____

THE UNDERSIGNED TENANT(S) ACKNOWLEDGES RECEIPT OF A COPY HEREOF.

DATE: _____

OWNER/AGENT _____

TENANT _____

ADDRESS _____

TENANT _____

PHONE _____

PHONE _____