

SAMPLE RENTAL AGREEMENT

The Tenant(s) known as _____ hereby agree(s) to rent the dwelling located at _____. The premises are to be occupied by the above-named Tenant(s) only. Tenant may not sublet the premises to any other party. The owner of the property shall hereby be referred to as the Landlord.

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

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

UTILITIES Tenant shall be responsible for the payment of the following utilities: water, electric, and gas.

APPLIANCES Appliances provided in this rental are: stove, refrigerator, dishwasher, washing machine, dryer, air conditioning and heating system.

SECURITY DEPOSIT The amount of \$_____ shall be collected and held by the Landlord until said time that Tenants have vacated the property and the Landlord has inspected for damages. Tenant shall not have the right to apply the security deposit amount to rent payment. Security deposits can be raised with rent increases.

INSURANCE Tenant is responsible for liability/fire/personal property insurance coverage on the premises. Tenant agrees to obtain renter's insurance and file a copy of the policy within seven (7) days of the lease agreement.

NOTICES Should Tenant decide to vacate the premises, a _____-day written notice to the landlord is required. Should the landlord decide to have the Tenants vacate the property, a _____-day written notice is required. Tenant agrees to allow the premises to be inspected or shown at any and all reasonable times.

INCREASES At the end of the rental agreement term, a new lease will be executed between said Tenant and landlord. This may result in a price increase to the property. During the terms of the lease, the property shall not undergo a price increase.

ACKNOWLEDGEMENT The signature of the Tenant hereby acknowledges that they have read, understand, and agree to all parts of this document, and have received a copy.

TENANT SIGNATURE: _____ **DATE:** _____

OWNER/AGENT SIGNATURE: _____ **DATE:** _____

Source: Basic rental agreement template (2014). The landlord protection agency.com. <https://www.thelpa.com/free-rental-agreement.pdf>