MONTH-TO-MONTH RESIDENTIAL RENTAL AGREEMENT

CAUTION: This is a legally binding agreement. READ IT CAREFULLY. It is intended to help promote harmony by clarifying the rights, duties, and responsibilities of property owners, managers, and renters. Additions and/or deletions may be made by having all parties initial each change; however, IT CANNOT BE CHANGED INTO A LEASE.

Verbal agreements often lead to misunderstanding and confusion. MAKE SURE THAT ALL AGREEMENTS ARE MADE IN WRITING.

Both the Owner/Agent and the Renter(s) agree to fulfill the conditions listed below:

This Agreement is a Month-to-Month Rental Agreement and shall begin (date) ________________
The OWNER/AGENT is: _____________________________________________________________
The RENTER(S) is/are: _____________________________________________________________

ADDRESS of the RENTAL

1. RENT

Rent shall be $_______ per month, payable in advance on the __________ day of each month. Rent includes the following: (check each item included)

☐ Gas  ☐ Garbage
☐ Electric  ☐ Water
☐ Dishwasher  ☐ Range
☐ Refrigerator  ☐ Washer
☐ Furnishings  ☐ Dryer
☐ Cable TV  ☐ Internet
☐ Other (Specify)  ☐ Parking

The Renter(s) will pay rent at the following address:

___________________________________________________________

2. FAILURE TO PAY RENT

If rent is not paid within five (5) days after due date, the Renter agrees to pay a charge of $___________ (not more than one day’s rent) for late rent and/or each dishonored bank check, unless waived by written agreement. If the Renter is unable to pay rent when due, the Owner has the legal right to serve notice to pay rent or vacate within three (3) days, as provided by California Code of Civil Procedures Section 1161.

3. C) This Agreement is between the Owner/Agent and each renter individually. IN THE EVENT OF DEFAULT BY ANY ONE SIGNER, EACH AND EVERY REMAINING SIGNER SHALL BE RESPONSIBLE FOR ALL PROVISIONS OF THIS AGREEMENT.

4. PERMITTED ITEMS

Renter(s) may have the following items on the property:

Animals ____________________________
Vehicles ____________________________
Other ______________________________

All vehicles are to be parked in the following designated areas:

___________________________________________________________

5. DEPOSITS

A) The Renter shall pay the Owner/Agent the following refundable security deposit:

$______________________________

which shall not exceed two months rent for unfurnished