**MONTH-TO-MONTH RENTAL AGREEMENT**

Rental Start Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: (mo./day) \_\_\_\_\_\_\_\_\_, (yr.) \_\_\_\_\_\_\_\_\_\_\_

RECEIPT IS HEREBY ACKNOWLEDGED by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ hereinafter called Landlord, from \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_hereinafter called Tenant, the sum of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ for the first month's rent of the premises owned by said Landlord and located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ hereinafter called premises, said premises the Landlord hereby agrees to rent to said Tenant on a month-to-month basis at a rental of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ per month, payable in advance on the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ day of each and every succeeding calendar month.

In considered hereof and of the use or occupancy of the said premises, Tenant agrees:

1. To maintain said premises in a clean, orderly, and law abiding manner and to keep the yards thereof free of weeds, debris, and/or material that may become unsightly or a detriment to the   
appearance of said premises. Landlord shall have the right to enter and inspect said premises at any and all reasonable times.

2. No alterations or redecorating of any kind to the dwelling shall be made without the prior written consent of Landlord.

3. To pay for all utility service furnished to the property.

4. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises which Landlord may consider necessary.

5. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent from Landlord; any consent, so given may be withdrawn, if, in the opinion of Landlord, such bird, animal, or other pet constitutes a nuisance, causes complaint from   
neighbors, or adversely affects the normal maintenance of the property.

6. Not to let or sublet the whole or any part of the premises to anyone for any purpose   
whatsoever without prior written permission from Landlord, and the number of persons to occupy said premises shall not exceed \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ without written permission from Landlord.

7. To give thirty days written notice by registered mail to Landlord prior to vacating said premises and to permit prospective Tenants the opportunity of reasonable inspection.

8. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements excepted.

9. That the violation of any of the covenants of this agreement or the nonpayment of any rent due and unpaid shall be sufficient cause for eviction from said premises upon three (3) days written notice thereof by registered mail or by personal service. If suit be brought to collect rent or damages, to cause eviction from said premises, or to collect the costs of repairs to or cleaning of said premises, Tenant agrees to pay all costs of such action, including reasonable attorney fees as may be fixed by the Court. No waiver by Landlord at any time of any of the terms of this agreement shall be deemed as a subsequent waiver of the same, nor of the strict and prompt performance thereof by the Tenant.

10. All rent shall be paid made payable to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and delivered to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ or any other place designated by Landlord. Each party hereto acknowledges receipt of a copy of this agreement.

Tenant:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_