

MONTH-TO-MONTH LEASE AGREEMENT

1. The Parties

This month-to-month lease agreement is entered by and between _____ with the permanent address of _____, _____, _____, _____ (“Landlord”) and _____ with the permanent address of _____, _____, _____, _____ (“Tenant”) on _____.

The Landlord and Tenant herein are each referred to as “Party” and collectively as the “Parties” and mutually agree as follows:

2. Property

The Property is a _____ property located at _____, _____, _____, _____ herein referred to as the “Property”.

2.1. The Landlord, as the owner of the Property or an authorized representative of the owner, agrees to lease the Property to the Tenant after a thorough evaluation of the Tenant’s rental application, subject to the terms and conditions set forth under Section 6 of this Agreement

2.2. The Tenant wishes to rent the Property after thorough inspection or evaluation of the Property prior to the creation of this Agreement.

3. Lease Term

The lease shall commence on _____ and will continue as a month-to-month tenancy unless otherwise, either one of the Parties decides to terminate this Agreement for whatever justifiable reason or under Section 6 of this Agreement.

4. Payment Terms

The Tenant shall pay a monthly lease of the Property that amounts to \$_____ and shall be paid through _____ on or before the _____.

4.1. The Tenant is also required to pay a security deposit of one (1) month upon signing this Agreement that amounts to \$_____. The Landlord shall return the security deposit within _____ days prior to the termination of this Agreement. Furthermore, the Tenant agrees that any damages of the Property may be deducted from the security deposit.

4.2. If the Tenant fails to pay the Landlord of the monthly lease within the allotted time, the Tenant shall be charged with \$_____, as a late payment penalty. The late payment penalty shall be added to the following monthly lease billing.

5. Other Terms and Conditions

Upon signing this Agreement, the Tenant understands and acknowledges the terms and conditions mandated by the Landlord. The Tenant shall (a) not allow visitors to dwell in the Property, (b) not allow pets inside and outside the Property, (c) pay the monthly rent as specified under Section 4 of this Agreement, (d) not modify or alter the Property's furnishings, appliances, and other Property amenities, (e) not make any loud noises that may disturb the neighboring communities or households, (f) not used the Property for any type of business without the written consent of the Landlord, (g) not used the Property to house items that are highly flammable, explosives, or dangerous in nature, and (h) allow the Landlord or its authorized representatives to visit or inspect the Property and repair any damages at any time.

6. Termination

Both Parties have the right to terminate this Agreement, provided that written notice has been provided by the terminating Party.

6.1. The Landlord shall not terminate this Agreement without providing the Tenant with a thirty (30)-day notice. The thirty (30)-day notice is for the Tenant to find another place of the property to rent.

6.2. The Tenant may terminate this Agreement at any time, provided that a fifteen (15)-day notice has been given to the Landlord. If the Tenant fails to notify the Landlord about its decision to terminate this Agreement, the Landlord has the right to forfeit the return of the security deposit's full amount.

7. Possession and Surrender of Property

The Landlord shall turn-over the Property to the Tenant on the same date as mentioned in Section 1 of this Agreement. Prior to the turn-over, the Tenant shall sign an acknowledgment that details the overall condition of the Property. Upon termination of this Agreement, the Tenant shall turn-over the Property with proper acknowledgment of the Landlord.

8. Indemnification

The Tenant shall indemnify and hold the Landlord harmless from any liability for claims that may arise due to the wrongdoings of the Tenants and its visitors inside the Property. Furthermore, the Tenant shall indemnify the Landlord against any claims of injury or death that may happen due to the reckless acts of the Tenant.

9. Notice

Both Parties agree that all notices shall be sent through each other's electronic mail address. As an alternative, the Tenant may hand-carry the notice to the Landlord's permanent address as mentioned under Section 1 of this Agreement. The Landlord may also hand-carry the notice to the Property where the Tenant is temporarily residing. Both Parties shall acknowledge any notices coming from the notifying Party by affixing the date, complete name, and signature to the second copy of the notice.

IN WITNESS WHEREOF, the parties herein affixed their signatures on _____.

10. Signature

Signature: _____

Tenant: _____

Signature: _____

Landlord: _____

Signature: _____

Witness: _____