**Month-to-Month Rental Agreement Form California**

**This Month-to-Month Rental Agreement Form is governed by the laws of the State of California and is effective as of [Date].**

**Landlord’s Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Tenant’s Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Rental Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Lease Duration:**

* **The agreement starts on [Start Date] and is renewed monthly. Either party may terminate the lease with [30/60]-day notice in compliance with California law.**

**Rent and Fees:**

* **Monthly Rent: $\_\_\_\_\_\_\_\_\_\_**
* **Due Date: [Date]**
* **Security Deposit: $\_\_\_\_\_\_\_\_\_\_ (held as per California Civil Code § 1950.5).**

**Tenant Responsibilities:**

* **Maintain the property in good condition.**
* **Abide by the rules of the property and local regulations.**

**Landlord Responsibilities:**

* **Maintain compliance with all California rental laws.**
* **Address repairs promptly.**

**Additional Provisions:**

* **Smoking: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
* **Pets: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
* **Utilities: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Signatures:  
Landlord: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_  
Tenant: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_**