

MONTH-TO-MONTH RENTAL AGREEMENT

A Simple, Free Printable Rolling-Tenancy Agreement (USA)

Date: _____

This Agreement is between _____ ("Owner(s)") and
_____ ("Tenant(s)") for the dwelling located at
_____ (the "Dwelling").

1. **TENANCY AND RENT.** Tenant(s) agree to rent the Dwelling on a month-to-month basis for \$_____ per month, payable in advance on the _____ day of the calendar month, for which Owner(s) will apply a rebate or discount of \$_____ when paid on time.

2. **FIRST MONTH'S RENT.** The first month's rent for the Dwelling is \$_____.

3. **SECURITY / CLEANING DEPOSIT.** The security/cleaning deposit for the Dwelling is \$_____, refundable if Tenant(s) leave the Dwelling reasonably clean and undamaged.

4. **NOTICE TO END TENANCY.** Tenant(s) shall give _____ days' written notice before moving out, and remain responsible for rent through the end of the notice period or until a new tenant approved by Owner(s) has moved in, whichever happens first.

5. **RETURN OF DEPOSIT.** Owner(s) will refund all deposits due within _____ days after Tenant(s) have moved out completely and returned all keys.

6. **OCCUPANTS AND PETS.** Only the following _____ person(s) and _____ pet(s) may live in the Dwelling, described as: _____. Without Owner(s)' prior written permission, no other person or pet may live at or stay in the Dwelling, even temporarily, and the Dwelling may not be sublet or used for business purposes.

7. **INCLUDED WITH RENT.** Use of the following is included in the rent: _____.

8. **REMARKS.** _____.

TENANT(S) FURTHER AGREE TO THE FOLLOWING:

- 1) To accept the Dwelling "as is," having already inspected it.
- 2) To keep yards and garbage/trash areas clean.
- 3) To avoid loud noises or disturbances, and to keep music, TVs, and other audio at a volume that does not disturb others.
- 4) Not to paint the Dwelling without Owner(s)' prior written permission.
- 5) To park vehicles only in the assigned space and to keep it clean of oil and grease.

6) Not to repair a motor vehicle on the premises (unless inside an enclosed garage) if the repair will take longer than a day.

7) To allow Owner(s) to inspect, work on, or show the Dwelling to prospective tenants at any reasonable time.

8) Not to keep liquid-filled furniture in the Dwelling.

9) To pay rent by check or money order made out to Owner(s); a returned check is subject to applicable late fees.

10) To pay for repair of any damage caused by Tenant(s) or their guests.

11) To pay for any windows broken in the Dwelling during the tenancy.

Violation of any part of this Agreement, or nonpayment of rent when due, is cause for eviction under applicable law. The prevailing party in any dispute [] shall [] shall not recover reasonable legal fees.

Tenant(s) acknowledge that they have read this Agreement, understand it, agree to it, and have received a copy.

Owner's Signature

Print Name: _____ Date: _____

Tenant's Signature

Print Name: _____ Date: _____

Tenant's Signature (if applicable)

Print Name: _____ Date: _____

This template is provided for general informational purposes only and does not constitute legal advice. Notice periods, deposit rules, and eviction procedures vary by state and city; consult a qualified attorney before use.