

# MONTHLY TENANCY AGREEMENT

This agreement, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between

\_\_\_\_\_ and \_\_\_\_\_, tenant.

Witnesseth: Owner of Agent does hereby rent to tenant and tenant does hereby rent from Owner or Agent from month to month, the premises designated as:

\_\_\_\_\_ State of \_\_\_\_\_

Commencing on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, and paying as rent therefore the sum of \_\_\_\_\_ dollars per month, payable in advance on the \_\_\_\_\_ day of each and every month.

Deposit \$ \_\_\_\_\_.

Deposit to be forfeited in part or whole for property damage and/or cleaning required at termination of agreement.

Tenant agrees to give Owner or Agent (30) days notice before vacating.

Tenant agrees to quit and surrender the premises at the expiration of this month to month tenancy, in as good condition as reasonable wear thereof will permit, damages by the elements excepted, and tenant especially agrees to remove any and all accumulation of rubbish in, on, or about the premises. Repair for damages to premises beyond reasonable wear, and the cleaning, and disposal of any rubbish shall be paid by Tenant.

Tenant hereby accepts \_\_\_\_\_ keys, which tenant agrees to return the day of vacating said premises or to pay the costs thereof.

Tenant hereby agrees not to make any repairs or improvements or alterations on the above premises unless consented to in writing by owner or agent.

Tenant hereby agrees to take proper care of the yard surrounding the premises hereby rented and to water and cut the lawn at intervals when needed.

The Owner or Agent shall have the right at any and all reasonable times to enter and inspect said premises.

Owner or Agent shall have the right to show said premises to any and all prospective purchasers, mortgagees, or other persons having a legitimate interest therein. Tenant shall not rent or sub-let whole or any part of the premises without written consent of the Owner or Agent, or house or board any person or persons other than by the schedule below.

**TENANT AGREES TO PAY THE MONTHLY RENTAL PROMPTLY WHEN DUE AT THE OFFICE OR RESIDENCE OF THE OWNER OR AGENT.**

at \_\_\_\_\_ and if any action or suit shall be brought by owner or agent for the recovery of any rent due, or to enforce any right hereby conferred, or for the recovery of possession of said premises, tenant shall pay to owner, or agent, such attorney fees and costs as the Court shall determine to be reasonable.

Number in Family \_\_\_\_\_ Ages of Children \_\_\_\_\_

Pets Permitted on Premises  Yes  No Former Agent: \_\_\_\_\_

Former Address: \_\_\_\_\_

Where Employed: \_\_\_\_\_ Bank: \_\_\_\_\_

IN WITNESS WHEREOF, the parties hereto have executed these presents the day and year first written above.

\_\_\_\_\_ Owner or Agent By \_\_\_\_\_

(If above signed b Agent this agreement is subject to Owner's approval)

\_\_\_\_\_ Tenant