

# MONTH TO MONTH RESIDENTIAL LEASE AGREEMENT

Premises Address: \_\_\_\_\_ Lease Start Date: \_\_\_\_\_

## Landlord Information:

Full Name: \_\_\_\_\_

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

Phone/Email: \_\_\_\_\_

## Tenant Information:

Full Name(s): \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Lease Terms:

### 1. Term:

The tenancy created by this lease shall be a month-to-month tenancy commencing on the Lease Start Date above and continuing thereafter until terminated by either party in accordance with this Agreement.

### 2. Rent:

Tenant shall pay to Landlord monthly rent in the amount of \$\_\_\_\_\_, payable in advance on the first day of each month at the Landlord's address or other location designated by Landlord. Late payments may be subject to late fees as permitted by applicable law.

### 3. Security Deposit:

Tenant shall deposit with Landlord the sum of \$\_\_\_\_\_ as security for Tenant's performance of this Agreement. Landlord may use the deposit for unpaid rent, damages beyond normal wear and tear, or other breaches of this Agreement. Deposit shall be returned in accordance with applicable law.

### 4. Utilities:

Tenant shall be responsible for payment of utilities as follows:

\_\_\_\_\_. Landlord shall pay for utilities as follows:  
\_\_\_\_\_.

### 5. Use and Occupancy:

The Premises shall be used solely for residential purposes by Tenant and Tenant's immediate family, and shall not be sublet or assigned without Landlord's prior written consent. Tenant shall comply with all applicable laws and community rules.

### 6. Maintenance and Repairs:

Tenant shall keep the Premises clean and in good condition and shall promptly notify Landlord of any damage or needed repairs. Landlord shall be responsible for repairs not caused by Tenant's negligence. Tenant shall not make alterations without Landlord's approval.

### 7. Entry by Landlord:

Landlord or Landlord's agents may enter the Premises at reasonable times for inspection, repairs, or to show the Premises to prospective tenants or buyers, provided Tenant is given advance notice as required by law.

### 8. Termination:

Either party may terminate this Agreement by giving written notice to the other party at least thirty (30) days prior to the intended termination date, or such other period as required by applicable law.

9. Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of the state in which the Premises are located, without regard to its conflict of laws principles.

10. Entire Agreement:

This Agreement contains the entire understanding between the parties and may not be modified except by written agreement signed by both parties.

**Additional Terms and Conditions:**

Tenant agrees to comply with all rules and regulations established by Landlord, to use the Premises in a lawful manner, and not to create any nuisance or waste. Tenant shall indemnify and hold Landlord harmless from any claims arising from Tenant's use of the Premises. Landlord makes no warranties beyond those expressly stated herein.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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