

Month to Month Lease Agreement



1. Parties

This Month to Month Rental Agreement (the "**Agreement**" hereinafter) has been signed by and between the Parties and in the conditions specified below, on _____ ;

Landlord

Tenant

Address of Property Subject to Lease

Lease Term

Month to Month Basis

Monthly Lease Amount

Security Deposit Amount

Name of other occupant 1

Name of other occupant 2

2. Use and Occupancy

The property leased can only be used for residential purposes and can be occupied only by the registered occupants. If there are more than the number of persons occupying or will occupy the premises, the Lessor/Landlord should be notified.

3. Rent and Other Payments

Upon the concluding of this agreement, the Tenant shall pay the first monthly rent in advance and the security deposit. On every _____ day of each month, without notice required from the Landlord, the Tenant shall pay the rent . The Tenant may provide payment in installments provided there exist no defaults by Tenant under the terms of the Lease agreement.

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4. Assignment and Sublease

Tenant shall not assign or sublease any part of the Property. All assignment or subleasing arrangement must be made with prior consent from the Landlord. If an assignment or sublease is made without the prior written consent of the Landlord, it grounds for the Landlord to terminate the Agreement with just cause.

5. Necessary Expenses

The Tenant may be reimbursed for the necessary expenses made by him from repairs made to the property at the time of the Tenant's stay in the premises, given that the Landlord has been notified accordingly for the expenses to be made.

Necessary expenses may include, but not limited to, roof, window, or wall repairs, and other repairs necessary for the preservation of the property leased, which damage is caused by wear and tear, force majeure or acts of God, not caused by the Tenant.

6. Improvements to the Premises

Any improvements or constructions made to the Leased Property by Tenant prior to the commencement or during the term of this Agreement shall become part of the realty of the Landlord. The Tenant cannot demand a price for these after the end of the Agreement. However, the Landlord may request reinstatement after the lease has expired. In this case, the Tenant either restores the house or bears the expenses of the Landlord for its restoration.

7. Month to Month Basis and Expiration of the Agreement

This Agreement is signed on a month to month basis. The Tenant is granted possession of the property with no definite expiration date and pays the Landlord on a monthly basis. The Tenant may terminate the contract by giving one month's notice. If the Landlord wishes to terminate the Agreement without just cause, it shall notify the Tenant at least two months in advance.

If the rent is not paid on time, the Landlord gives a reasonable period of time for payment with a notice. If the rent is not paid at the end of this period, the Landlord may terminate the Agreement immediately and demand the evacuation of the rented property within 7 days.

8. Governing Law and Dispute Resolution

This Agreement shall be construed and governed in accordance with the laws of _____.

Any action arising from or brought under this Agreement shall be filed with the proper courts of this state, to the exclusion of all other venues that are hereby expressly and willingly waived by the parties.

The Parties have read and understand the above terms and conditions and signed this agreement electronically.

The Landlord

The Teenant



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