

# RESIDENTIAL RENTAL LEASE AGREEMENT

Date: (mo./day) XX/XX, (yr.) 2023

RECEIPT IS HEREBY ACKNOWLEDGED by XXXXXXXXXXXX and XXXXXXXXXXXX hereinafter called LANDLORDS, from XXXXXXXXXXXX and XXXXXXXX hereinafter called TENANTS, the sum of \$XXXX for the first month's rent of the premises owned by said TENANTS and located at XXXXXX hereinafter called premises, said premises the LANDLORDS hereby agree to rent to said TENANTS on a month-to-month basis at a rental of \$XXX per month, payable in advance on the FIFTH day of each and every succeeding calendar month.

In considered hereof and of the use or occupancy of the said premises, TENANTS agree:

1. To maintain said premises in a clean, orderly, and law-abiding manner and to keep the yards thereof free of weeds, debris, and/or material that may become unsightly or a detriment to the appearance of said premises. LANDLORDS shall have the right to enter and inspect said premises at any and all reasonable times.
2. No alterations or redecorating of any kind to the dwelling shall be made without the prior written consent of LANDLORDS.
3. To pay for all utility service furnished to the property.
4. To pay the cost of all repairs for any damage done to said premises and the cost of any cleaning up of said premises which LANDLORDS may consider necessary.
5. No birds, animals, or other pets shall be kept on the premises without the knowledge and written consent from LANDLORDS; any consent, so given may be withdrawn, if, in the opinion of LANDLORDS, such bird, animal, or other pet constitutes a nuisance, causes complaint from neighbors, or adversely affects the normal maintenance of the property.
6. To give thirty days written notice by registered mail to LANDLORDS prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection.
7. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements excepted.
8. That the violation of any of the covenants of this agreement or the nonpayment of any rent due and unpaid shall be sufficient cause for eviction from said premises upon three (3) days written notice thereof by registered mail or by personal service. If suit be brought to collect rent or damages, to cause eviction from said premises, or to collect the costs of repairs to or cleaning of said premises, TENANTS agree to pay all costs of such action, including reasonable attorney fees as may be fixed by the Court. No waiver by LANDLORDS at any time of any of the terms of this agreement shall be deemed as a subsequent waiver of the same, nor of the strict and prompt performance thereof by the TENANTS.
9. All rent shall be paid at the office of XXXXXXXXXXXX, or any other place designated by LANDLORDS. Each party hereto acknowledges receipt of a copy of this agreement.

Signed \_\_\_\_\_  
LANDLORDS

Signed \_\_\_\_\_  
TENANTS

Signed \_\_\_\_\_  
LANDLORDS

Signed \_\_\_\_\_  
TENANTS