

# MONTH TO MONTH LEASE AGREEMENT

## Month-to-Month Residential Lease

This Month-to-Month Lease is entered into as of between [LANDLORD NAME], [LANDLORD ADDRESS] ("Landlord"), and [TENANT 1] ("Tenant") for the apartment at [PROPERTY ADDRESS].

- 1. Tenancy.** A month-to-month tenancy commencing , continuing until terminated.
- 2. Rent.** \*\*\*\* per month, due on the 1st. Late fee \$50.00 after 5 days. NSF fee \$35.00.
- 3. Modification.** Landlord may modify Rent or any term on at least 30 days' written notice (or longer as state law requires, including 60/90 days in California for increases over 10%).
- 4. Termination.** Either Party may terminate on 30 days' written notice (or longer under state law; California requires 60 days after 1 year of tenancy).
- 5. Security Deposit. \$0.00;** return within 21 days.
- 6. Occupancy & Use.** Max 2 occupants. No pets. Non-smoking.
- 7. Utilities.** Tenant pays all.
- 8. Maintenance & Access.** Standard habitability and 24-hour entry notice.
- 9. Disclosures.** Lead Paint disclosure delivered.

### Landlord

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

### Tenant

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE