

# MONTH TO MONTH RESIDENTIAL LEASE AGREEMENT

Landlord Name: \_\_\_\_\_

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

Tenant Name: \_\_\_\_\_

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

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

## 1. TERM

The lease term shall commence on the date the Tenant takes possession of the Premises and shall continue on a month-to-month basis until terminated by either party in accordance with this Agreement.

## 2. RENT

Tenant agrees to pay Landlord a monthly rent of \$\_\_\_\_\_, payable in advance on the first day of each month at the Landlord's address or at another designated place.

## 3. SECURITY DEPOSIT

Tenant shall pay a security deposit of \$\_\_\_\_\_ prior to occupancy. The security deposit will be held to cover damages beyond normal wear and tear, unpaid rent, or other breaches of this Agreement, and will be refunded pursuant to applicable law.

## 4. UTILITIES

Tenant shall be responsible for payment of the following utilities and services: \_\_\_\_\_. Landlord shall be responsible for payment of any utilities not listed.

## 5. USE OF PREMISES

The Premises shall be used solely for residential purposes by the Tenant and permitted occupants. Tenant shall comply with all laws, ordinances, and regulations affecting the Premises.

## 6. OCCUPANTS

Only the following persons may reside at the Premises: \_\_\_\_\_.

## 7. MAINTENANCE AND REPAIRS

Tenant shall keep the Premises clean and in good condition and shall promptly notify Landlord of any damages or needed repairs. Landlord shall be responsible for repairs not caused by Tenant's negligence or misuse.

## 8. ALTERATIONS

Tenant shall not make any alterations, additions, or improvements to the Premises without prior written consent of Landlord.

## 9. PETS

No pets shall be allowed on the Premises without prior written consent of Landlord. Any approved pets are subject to additional terms and fees.

## 10. ENTRY BY LANDLORD

Landlord may enter the Premises upon reasonable notice to Tenant for inspections, repairs, or showing the property to prospective tenants or buyers, consistent with applicable law.

## **11. TERMINATION**

Either party may terminate this Agreement by providing at least thirty (30) days written notice prior to the intended termination date.

## **12. HOLDOVER**

If Tenant remains in possession after termination without written agreement, Tenant shall be considered a month-to-month tenant under the same terms.

## **13. SUBLETTING AND ASSIGNMENT**

Tenant shall not sublet or assign the Premises without prior written consent of Landlord.

## **14. INSURANCE**

Tenant is encouraged to obtain renter's insurance for personal property and liability. Landlord's insurance does not cover Tenant's personal property.

## **15. LIABILITY**

Tenant shall indemnify and hold Landlord harmless from any claims, damages, or injuries occurring on the Premises caused by Tenant's negligence.

## **16. GOVERNING LAW**

This Agreement shall be governed and construed in accordance with the laws of the applicable state within the United States.

## **17. ENTIRE AGREEMENT**

This Agreement constitutes the entire agreement between the parties and supersedes all prior understandings. Any modifications must be in writing and signed by both parties.

## **18. SEVERABILITY**

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

## **19. NOTICES**

All notices shall be in writing and deemed delivered when delivered by hand, overnight courier, certified mail, or electronic means with confirmation, to the addresses set forth herein.

## **20. SIGNATURES**

This Agreement may be executed in counterparts, each of which is deemed an original and together constitute one agreement.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

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

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

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