

RENTAL ARBITRAGE AGREEMENT

Location: _____ Date: _____

Landlord Information:

Full Name / Business Entity: _____

Address: _____

Phone / Email: _____

Tenant Information:

Full Name / Business Entity: _____

Address: _____

Phone / Email: _____

Property Information:

Address of Rental Property: _____

Unit Number (if applicable): _____

Type of Property: _____

Term and Rent:

Lease Term / Start and End Dates: _____

Monthly Rent Amount: _____ USD

Security Deposit Amount: _____ USD

Payment Due Date Each Month: _____

Late Payment Penalties (if any): _____

Use and Occupancy:

Tenant agrees to use the Property exclusively for lawful residential or agreed commercial purposes and comply with all applicable laws, regulations, and HOA rules. Occupancy is limited to the individuals listed on this Agreement unless Landlord consents in writing to additional occupants.

Maintenance and Repairs:

Tenant shall keep the Property clean and in good condition and notify Landlord promptly of any damage or necessary repairs. Landlord shall be responsible for repairs not caused by Tenant's negligence and shall maintain compliance with applicable health and safety codes.

Utilities and Services:

Utilities shall be paid by the party specified herein. Tenant shall arrange for and pay utilities unless otherwise agreed. Landlord shall ensure essential services are maintained as required by law.

Alterations and Improvements:

Tenant shall not make any structural alterations, additions, or improvements without prior written consent from Landlord. Any approved alterations shall become the property of Landlord upon lease termination unless otherwise agreed.

Insurance and Liability:

Tenant is responsible for obtaining renter's insurance covering personal property and liability. Landlord carries property insurance for the building. Neither party shall be liable for loss or damage to personal property of the other except for willful misconduct or gross negligence.

Entry and Inspection:

Landlord may enter the Property during reasonable hours for inspection, repairs, or showings with appropriate notice to Tenant as required by law, except in emergencies where immediate entry is permitted.

Default and Remedies:

If Tenant fails to pay rent or breaches any other term of this Agreement, Landlord may provide notice and pursue remedies permitted under applicable law, including lease termination and eviction. Tenant shall be responsible for all costs, including reasonable attorney fees, incurred by Landlord in enforcing this Agreement.

Termination and Renewal:

This Agreement shall terminate at the end of the lease term unless renewed in writing. Early termination shall be subject to written agreement and any applicable penalties or conditions stated herein.

Governing Law and Dispute Resolution:

This Agreement shall be governed by and construed in accordance with the laws of the State of _____. The parties consent to exclusive jurisdiction and venue in the state or federal courts located in _____ County, _____. Disputes shall be resolved through negotiation, mediation, or arbitration prior to litigation, where applicable.

Miscellaneous:

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations. Amendments shall be in writing and signed by both parties. If any provision is held invalid, the remainder shall remain effective. No waiver of any breach shall be deemed a waiver of subsequent breaches.

Signatures:

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

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