

MONTH TO MONTH LEASE AGREEMENT

This Month to Month Lease Agreement ("Agreement") is entered into as of the

_____ day of _____ ,
20 _____ , by and between:

Landlord: Name: _____

Address: _____

City, State, ZIP: _____

Phone: _____

Tenant: Name: _____

Address: _____

City, State, ZIP: _____

Phone: _____

PROPERTY DESCRIPTION

The property subject to this Agreement is located at: Address:

City, State, ZIP: _____

TERM

The term of this Agreement shall commence on the _____

day of _____, 20

_____, and shall continue on a month-to-month basis until terminated by either party in accordance with the terms herein.

RENT

Tenant agrees to pay Landlord as rent the sum of \$ _____ per month, due and payable on the _____ day of each month. Rent shall be paid to the Landlord at the address specified above or at such other place as the Landlord may designate in writing. Rent payments must be made in the form of _____ (e.g., check, electronic transfer) and any late payment shall incur a late fee of \$ _____ after a grace period of _____ days.

SECURITY DEPOSIT

Tenant shall deposit with Landlord the sum of \$ _____ as a security deposit. This deposit shall be held by Landlord as security for the performance of Tenant's obligations under this Agreement and shall be refunded to Tenant upon termination of this Agreement, less any deductions for damages beyond normal wear and tear or any other amounts due to Landlord. The Landlord shall provide an itemized statement of any deductions made from the security deposit within _____ days of termination of this Agreement.

UTILITIES

Tenant shall be responsible for payment of all utilities and services for the Property, including but not limited to electricity, gas, water, sewer, and trash collection. Tenant shall ensure that all utility accounts are transferred to their name upon commencement of the lease term.

USE OF PREMISES

The Property shall be used solely for residential purposes by the Tenant and the following occupants: _____. Tenant shall not engage in any unlawful activities on the Property. Tenant shall comply with all applicable laws, ordinances, and regulations regarding the use of the Property.

MAINTENANCE AND REPAIRS

Tenant shall maintain the Property in a clean and habitable condition and shall promptly notify Landlord of any conditions requiring repair. Landlord shall be responsible for repairs not caused by Tenant's negligence or misuse. Tenant shall not make any alterations or improvements to the Property without prior written consent from the Landlord.

TERMINATION

Either party may terminate this Agreement by providing the other party with written notice of termination at least thirty (30) days prior to the intended termination date. Such notice shall specify the termination date and be delivered in accordance with the notice provisions herein.

DEFAULT

In the event of default by Tenant, including but not limited to failure to pay rent or breach of any term of this Agreement, Landlord may terminate this Agreement and seek any remedies available under law. Tenant shall be liable for any costs, including reasonable attorney's fees, incurred by Landlord in enforcing this Agreement.

GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of _____ . Any legal actions arising from this Agreement shall be brought in the appropriate court located in _____ County, State of _____ .

SEVERABILITY

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements or understandings, whether written or oral.

AMENDMENTS

This Agreement may be amended only by a written document signed by both parties.

NOTICES

Any notice required or permitted under this Agreement shall be in writing and shall be deemed delivered when delivered in person or deposited in the United States mail, postage prepaid, addressed to the party at the address set forth above. Notices may also be delivered via electronic mail to the email addresses provided by the parties, provided that a confirmation of receipt is obtained.

SIGNATURES

Landlord Signature: _____

Printed Name: _____

Date: _____

Tenant Signature: _____

Printed Name: _____

Date: _____

WITNESS

Witness Signature: _____

Printed Name: _____

Date: _____

NOTARY ACKNOWLEDGMENT

State of _____

County of _____

On this _____ day of

_____, 20 _____,

before me, the undersigned, a Notary Public in and for said state, personally appeared

_____, known to me to be the person(s) whose name(s)
is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same
for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public Signature: _____

Printed Name: _____

My Commission Expires: _____

[Seal]