

RENTAL CONTRACT

This rental agreement dated _____ is between _____, tenant, and _____, landlord, for the rental of a dwelling located at _____. Under the terms of this agreement, the rent for this dwelling will be \$_____, payable on the _____ day of every month. A security deposit in the amount of \$_____ will be held for the duration of the lease. If the dwelling is found to be in good/clean condition, the deposit will be returned to the tenant within 30 days after keys are surrendered to the landlord.

The landlord has the right to enter the house with an advanced notice of 24 hours for any reason. In an emergency, the landlord may violate this right and enter immediately. Emergencies include those instances in which the property is in immediate danger, such as from a fire or flood.

Utilities will be the responsibility of the tenant. The tenant will set up and shut down all utilities.

Signing this agreement implies full understanding of the above conditions and the rental agreement. This agreement cannot be altered without full informed consent in writing provided by both parties. In certain cases of violation, the tenant may be required to vacate without appeal.

Tenant

Date

Landlord

Date

Landlord's address and telephone number