

# Single-Family Rental Property Agreement

Date: \_\_\_\_\_

## 1. Parties

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

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

## 2. Property

Rental Property Address:

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

## 3. Term

This Lease shall begin on \_\_\_\_\_ and:

Continue as a **month-to-month tenancy**  
 Continue for **fixed term** ending on \_\_\_\_\_

## 4. Rent

Monthly Rent Amount	\$ _____
Due Date	_____
Method of Payment	_____

## 5. Security Deposit

Amount: \$ \_\_\_\_\_

Due on or before move-in date.

Conditions for return and deductions apply per law.

## 6. Utilities & Services

Paid by Landlord:

\_\_\_\_\_

Paid by Tenant:

\_\_\_\_\_

## 7. Occupants

Only the Tenant(s) and the following persons may occupy the Property:

\_\_\_\_\_

## 8. Maintenance & Repairs

- Tenant shall keep the Property clean and in good condition.
- Tenant must notify Landlord of any needed repairs.

- Repairs due to Tenant's negligence are Tenant's responsibility.

## 9. Rules & Restrictions

**Pets:**  Allowed  Not Allowed

**Smoking:**  Allowed  Not Allowed

Additional restrictions:

---

## 10. Entry

Landlord may enter the Property for inspection or repairs with at least 24 hours notice, except in emergencies.

## 11. Termination

Lease termination procedures and move-out requirements:

---

## 12. Additional Terms

---

---

---

Landlord Signature

---

---

Date: \_\_\_\_\_

---

Tenant Signature

---

---

Date: \_\_\_\_\_