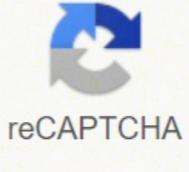




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RESIDENTIAL RENTAL AGREEMENT

1 This Agreement for the premises identified below is entered into by and between the Landlord and Tenant (referred to in the singular whether one
2 or more) on the following terms and conditions:

3 **TENANT:** (____ adults and ____ children)
4 _____
5 _____
6 _____

LANDLORD: _____
Agent for
advice of
process _____ (name) _____ (phone)
_____ (address)

7 **PREMISES: Building Address**
8 _____
9 _____
10 _____ (street)
11 _____ (city, state, town) _____ (state) _____ (zip)
12 Apartment/room/unit: _____
13 Other: _____
14 Included furnishings/appliances: refrigerator, range, oven
15 other (list or attach addendum): _____
16 _____
17 _____

Agent for
maintenance,
management _____ (name) _____ (phone)
_____ (address)
Agent for
collection
of rents _____ (name) _____ (phone)
_____ (address)
_____ (city, state, town) _____ (state) _____ (zip)

18 **RENT:** Rent of \$_____ for Premises and
19 \$_____ for other (specify _____)
20 is due on the _____ day of each month and is payable at
21 _____
22 If rent is received after _____
23 the Tenant shall pay a late fee of \$_____
24 Charges incurred by Landlord for Tenant's returned checks are
25 payable by Tenant. Landlord shall provide a receipt for cash
26 payments of rent. All tenants, if more than one, are jointly and
27 severally liable for the full amount of any payments due
28 under this Agreement. Acceptance of a delinquent payment
29 does not constitute a waiver of that default or any other default
30 under this Agreement. Other Landlord or Tenant obligations:
31 _____
32 _____
33 _____

TERM: (Strike either (a) or (b))
34 (a) Month to month beginning on _____; or
35 (b) For a term of _____ months/beginning on _____
36 and continuing to _____
37 **NOTE:** An Agreement for a fixed term expires without further notice
38 if tenancy is to be continued beyond the term, parties should
make arrangements for this in advance of the expiration.

UTILITIES: Check if paid by:

	Landlord	Tenant
Electricity	_____	_____
Gas	_____	_____
Heat	_____	_____
Air conditioning	_____	_____
Sewer/water	_____	_____
Hot Water	_____	_____
Trash	_____	_____
Other _____	_____	_____

If utilities or services payable by Tenant are not separately metered, tenant's share of payments are allocated as follows:

39 **SECURITY DEPOSIT:** Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of \$_____ to be held by
40 Landlord or Landlord's agent. The deposit, less any amounts legally withheld, will be returned to Tenant's last known address within twenty-one
41 (21) days after Tenant surrenders the Premises. If any portion of the deposit is withheld, Landlord must provide Tenant with a written statement
42 accounting for amounts withheld. The statement shall describe each item of physical damage or other claim made against the security deposit,
43 and the amount withheld as reasonable compensation for each item or claim. The reasonable cost of repair for waste, neglect, or damages for
44 which Tenant is responsible, normal wear and tear excepted, may be deducted from the security deposit. Tenant has seven (7) days from the
45 beginning of the term of the Agreement to notify Landlord of any additional damage or defects existing prior to the Tenant's occupancy and/or
46 request in writing a list of physical damages or defects, if any, charged against the previous tenant's security deposit. No deduction from Tenant's
47 security deposit shall be made for any such damage or defect for which written notification was given within the time stated. Tenant may not use
48 the security deposit as payment for the last month's rent without the written permission of Landlord.

49 **DEDUCTIONS FROM PRIOR TENANT'S SECURITY DEPOSIT:** Tenant is hereby notified that Tenant may do any of the following
50 within seven (7) days after the start of their tenancy: (a) inspect the unit and notify Landlord of any pre-existing damages or defects, and (b)
51 request a list of physical damages or defects charged against the previous Tenant's security deposit. If such a request is made by Tenant,
52 Landlord will supply Tenant with a list of all physical damages or defects charged against the previous tenant's security deposit regardless
53 of whether or not those damages or defects have been repaired. Said list will be provided to Tenant within thirty (30) days from when the
54 request was received or, within seven (7) days after Landlord notifies the previous tenant of the security deposit deductions, whichever
55 occurs later. Landlord need not disclose previous tenant's identity nor the amount deducted from the previous tenant's security deposit.
56 If Landlord provides Tenant with an Inspection Checklist and Tenant fails to return it to Landlord within seven (7) days after the start of the
57 tenancy, Tenant will be considered to have accepted the Premises without any exceptions.

58 **TIME IS OF THE ESSENCE** as to delivery of possession of Premises to Tenant, completion of repairs promised in writing in the Agreement
59 or before, vacating of the Premises, return of Landlord's property, payment of rent, performance of any act for which a date is set in this
60 Agreement or by law, and _____. (strike any parts not applicable).
61 **Time is of the essence** means that a deadline must be strictly followed.

62 Special Provisions:
63 _____
64 _____

65 **Pets and water beds are not permitted unless indicated otherwise in writing.**
66 **RENTAL DOCUMENTS:** Landlord has provided Tenant a copy of this Agreement and any rules relating to the Premises as well as any nonstandard
67 rental provisions prior to the signing of this Agreement, and before any earnest money or security deposit was accepted. Landlord shall give
68 Tenant a copy of this Agreement, any rules relating to the Premises, and nonstandard rental provisions when this Agreement is signed by
69 Tenant. Landlord shall give Tenant Inspection Checklist, keys, and _____ on or before commencement of this Agreement.

70 **NOTE: SIGNING OF THIS LEASE CREATES LEGALLY ENFORCEABLE RIGHTS.**

CO-SIGNER / GUARANTOR
71 In consideration of Landlord renting the Premises to Tenant, the
72 undersigned guarantees payment of all amounts due under this
73 Agreement and performance of all covenants. This Guarantee is
74 irrevocable and is not affected by modification or extension of this
75 Agreement.
76 Signature: _____ (date) _____
77 _____ (address)
78 _____
79 Signature: _____ (date) _____
80 _____ (address)
81 _____
82 _____

LANDLORD/AGENT
Signature: _____ (date) _____
TENANT
Signature: _____ (date) _____
Signature: _____ (date) _____
Signature: _____ (date) _____
Signature: _____ (date) _____

CALIFORNIA RESIDENTIAL LEASE AGREEMENT

1. **THE PARTIES.** This California Residential Lease Agreement (the "Agreement") made on _____ (mm/dd/yyyy) is between:

Landlord Name: _____ (the "Landlord")
 Landlord Address: _____, AND
 Tenant Name(s): _____ (the "Tenant")

The Landlord and Tenant are collectively referred to in this Agreement as the "Parties."

HEREINAFTER, the Tenant agrees to lease the Premises from the Landlord under the following terms and conditions:

2. **PROPERTY.** Landlord hereby leases the property located at: _____ to the Tenant (the "Premises").

3. **LEASE TERM.** This lease shall be considered a fixed lease. The Tenant shall be allowed to occupy the Premises starting on _____ (mm/dd/yyyy) and ending on _____ (mm/dd/yyyy) (the "Lease Term"). At the end of the Lease Term, the Tenant: (check one)

- Can continue to lease the Premises on a month-to-month basis, under the same terms as this Agreement.
- Must vacate (leave) the Premises.

4. **RENT.** The rent to be paid by the Tenant to the Landlord throughout the Lease Term is to be made in monthly installments of \$ _____ (the "Rent"). The Rent shall be due on the _____ day of each month (the "Due Date"). The Rent shall be paid via the following instructions: _____.

5. **LATE FEE.** If Rent is not paid by the Due Date: (check one)

- The Tenant will be charged a fee of \$ _____. Rent is considered late if it has not been paid within _____ (#) day(s) after the Due Date.
- There shall be NO Late Fee if the Rent is late.

eSign

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SOUTH DAKOTA RESIDENTIAL LEASE AGREEMENT

Tenant(s): _____ Tenant(s): _____ Landlord: _____ Location: _____	Rent collected: \$ _____ Dates: _____ to _____ Security Deposit: \$ _____ Other: \$ _____ TOTAL RECEIVED: \$ _____ Funds will be returned if lease is not accepted. TOTAL DUE: \$ _____ prior to occupancy
--	--

This is a legally binding contract between Landlord and Tenant and is enforceable in a court of law. Any verbal contracts implied or stated must be put in writing and agreed upon by all parties involved in order for them to be valid.

1. **TERM:** This lease agreement shall commence on the _____ day of _____, 20____, and is on a (check one)
 MONTH lease YEAR lease Specific _____

2. **RENT:** Rent is \$ _____ per month, due and payable on the 1st calendar day of the month. If mailing the rent it must: (check which applies)
 be received by the 1st (or) postmarked by the 1st.
 Failure to pay rent on time will result in eviction of rented premise.

3. **LATE FEE:** Rent past due is subject to a late fee of \$ _____ and shall be paid with total rent due.

4. **SECURITY DEPOSIT:** A security deposit of \$ _____ is required before tenancy. Of this fee \$ _____ is NON-REFUNDABLE. Tenant does NOT have the right to apply this money towards rent due or future rents. LANDLORD will hold deposit as security to ensure TENANTS performance of this contract. LANDLORD may with-hold this fee for the purpose of cleaning the premises, repair cost, or for monies owed to LANDLORD. The LANDLORD will return refundable portion, or explain how money is being retained within 30 days of move out date/ or date that forwarding address is provided.

5. **OTHER FEES:** Tenant is responsible for the following fees: (i.e. hook-up fees, pet fees, etc.)

6. **UTILITIES:** Tenant agrees to keep utilities connected at all times. Utilities that are shut off for non-payment or other avoidable circumstance will be deemed as breach of contract and cause for eviction.
 Utilities paid for by landlord: _____

- C. **Returned Checks.** In the event that any payment by Tenant is returned for insufficient funds ("NSF") or if Tenant stops payment, Tenant will pay \$_____ to Landlord for each such check, plus late charges, as described above, until Landlord has **received** payment. Furthermore, Landlord may require in writing that Tenant pay all future Rent payments by cash, money order, or cashier's check.
- D. **Order in which funds are applied.** Landlord will apply all funds received from Tenant first to any non-rent obligations of Tenant including late charges, returned check charges, charge-backs for repairs, brokerage fees, and periodic utilities, then to rent, regardless of any notations on a check.
- E. **Rent Increases.** There will be no rent increases through the Termination Date. If this lease is renewed automatically on a month to month basis, Landlord may increase the rent during the renewal period by providing written notice to Tenant that becomes effective the month following the 30th day after the notice is provided.

4. **SECURITY DEPOSIT.** Upon execution of this California Lease Agreement, Tenant shall deposit with Landlord the sum of \$_____ (which amount is not in excess of two months periodic rent) receipt of which is hereby acknowledged by Landlord, as security for any damage caused to the Premises during the term hereof. Landlord may place the security deposit in an interest bearing account and any interest earned will be paid to Landlord or Landlord's representative.

A. **REFUND.** Upon termination of the tenancy, all funds held by the landlord as security deposit may be applied to the payment of accrued rent and the amount of damages that the landlord has suffered by reason of the tenant's noncompliance with the terms of this California Lease Agreement or with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.

B. **DEDUCTIONS.** Landlord may deduct reasonable charges from the security deposit for:

- (1.) Unpaid or accelerated rent;
- (2.) Late charges;
- (3.) Unpaid utilities;
- (4.) Costs of cleaning, deodorizing, and repairing the Property and its contents for which Tenant is responsible;
- (5.) Pet violation charges;
- (6.) Replacing unreturned keys, garage door openers, or other security devices;
- (7.) The removal of unauthorized locks or fixtures installed by Tenant;
- (8.) Insufficient light bulbs;
- (9.) Packing, removing, and storing abandoned property;
- (10.) Removing abandoned or illegally parked vehicles;

CALIFORNIA RESIDENTIAL LEASE/RENTAL AGREEMENT

LANDLORD _____

TENANT(S) _____

PROPERTY ADDRESS: _____

1. **RENTAL AMOUNT:** Beginning _____, 20____ TENANT agrees to pay LANDLORD the sum of \$_____ per month in advance on the _____ day of each calendar month. Said rental payment shall be delivered by TENANT to LANDLORD or his designated agent to the following location: _____. Rent must be actually received by LANDLORD, or designated agent, in order to be considered in compliance with the terms of this agreement.

2. **TERM:** The premises are leased on the following lease term: (please check one item only)

Month-to-Month

(or)

Until _____, 20_____.

3. **SECURITY DEPOSITS:** TENANT shall deposit with landlord the sum of \$_____ as a security deposit to secure TENANT'S faithful performance of the terms of this lease. The security deposit shall not exceed two times the monthly rent. After all the TENANTS have left, leaving the premises vacant, the LANDLORD may use the security deposit for the cleaning of the premises, any unusual wear and tear to the premises or common areas, and any rent or other amounts owed pursuant to the lease agreement or pursuant to Civil Code Section 1950.5. TENANT may not use said deposit for rent owed during the term of the lease. Within 21 days of the TENANT vacating the premises, LANDLORD shall furnish TENANT a written statement indicating any amounts deducted from the security deposit and returning the balance to the TENANT. If TENANT fails to furnish a forwarding address to LANDLORD, then LANDLORD shall send said statement and any security deposit refund to the leased premises.

4. **INITIAL PAYMENT:** TENANT shall pay the first month rent of \$_____ and the security deposit in the amount of \$_____ for a total of \$_____. Said payment shall be made in the form of cash or cashier's check and is all due prior to occupancy.

5. **OCCUPANTS:** The premises shall not be occupied by any person other than those designated above as TENANT with the exception of the following named persons: _____



(required for some) must be treated regularly in the lease, and the right to move the tenant 24 hours to perform pest control for rental properties in California, as renters may schedule to release space during scheduled treatment. Disclosure of Shared Use (for some) for California buildings that share the main meter between common space or more tenants, the lessor is required to provide Disclosure of Services for the Services between each party to prevent billing disputes. Posting a bed bug (for all) California landlords must include amendments for posting bugs and/or postings in each rental agreement informing the prospective renter of the processing procedure for processing bed bugs to prevent proliferation. Flood area disclosure (required for some) if assets fall within California's flood zone must include hazards in the form of notification with at least 8-point recommendations for renters and flood insurance. Posting Lead-Based Paints (For Some For Some)-Federal law requires California landlords to post a lead-based paint exposure in every lease for a property built before 1978 along with 1978 along with Lead paint disclosure form and a record of all known risks to the rental department. To learn more about required information in California, click here. California landlord and tenant laws require livability guarantees—California homeowners must provide hot and cold water, HVAC equipment, plumbing facilities, and more. California landlords are also required to provide all tenants with well-structured housing and make the requested repairs within a reasonable amount of time (often interpreted as 30 days). If these obligations are not properly met, the California tenant may withhold rent in full or make repairs and deductions. Eviction A California tenant may be evicted by a landlord for non-payment of rent, breach of lease, failure to comply with its obligations under the California Civil Code, leaving the home after the lease expires (after proper notice), or engaging in illegal Appuse activities The eviction process can usually be completed within a week to several months. Security deposit. California homeowners are legally allowed to charge 2 months' rent (unfurnished) or 3 months' rent (furnished) as a security deposit. At the end of the lease term, the California landlord must return any remaining security deposit within 21 days of the tenant's departure. Terminations in California can be legally terminated with 30 days' or 7 days' notice to tenants. A fixed-term lease in California can be terminated early without penalty under the early termination clause, active duty move, residential violation, domestic violence, landlord harassment, etc. This is known as the Protection Act. tenants (AB 1482). Many local jurisdictions also have their own rent control and stabilization systems. So California landlords can't charge as much as they want for rent. Unless required by local law Landlords do not have to excuse rent increases. Depending on the amount of the rent increase, these landlords must pay different amounts of termination. With regard to the fees, California homeowners can request any kind or any desired amount as long as this is appropriate (with the exception of bounce checks that are limited to \$ 25 for the first incident). Landlord input. Landlords in California can enter a rental unit (between 8:00 a.m. and 5:00 p.m. on weekdays) after a 24-hour notice (there are some exceptions to this rule), or you can enter it immediately in an emergency. Settling legal disputes. Landlords and tenants in California can enclose their disputes (with the exception of compulsory eviction) up to a value of \$ 10,000 in front of small state courts. California limits landlords to only 2 cases of \$ 2,500 or more per year. To learn more about landlord laws in California, click here. The California Standard Residential Lease Agreement is designed for a (1) year in which the tenant is legally obliged to pay a monthly rent to maintain the apartment. It is strongly recommended that the landlord carries out a reliability check for each applicant (see rent application), since information that can influence the landlord's decision can be discovered to accept a new tenant. If the landlord accepts, he may burden the subsequent tenant in the area of the deposit. This Californian rent is helpful for landlords to help you check new applicants before you allow you to rent your property. On this application, the potential tenant is instructed to complete his name, birthday, social security number, driver's license number, rental history, employment history, credit history, current vehicles and other personal information. The landlord can use this review process that the tenant often misses payments, has bad ratings from previous landlords and/or ...The monthly lease is popular among people who do not plan to live in real estate for a predetermined period. In the case of a monthly rent or rental, the contract ends and starts every thirty (30) days. Although this type of lease is less restrictive than the average, it is still recommended that the owner should be carried out using a new tenant using a rental application, because this process can be disclosed with the necessary information. Together with the Californian commercial contract, it is a document used for renting a tenant who requires retail, office or industrial space. The landlord often does not see the payment of rent until the company does not start generating sufficient income. For this reason, the owner is reasonable to visit the company before writing the lease. In principle, three types of commercial lease agreements are used to determine the relationship between the owner and the tenant. Each of them is described below. 3— California subscribers' agreement will allow the mercenary (subordinate) to introduce the property to the sub -lease, called "sublet". This type of agreement distributes the rent between entities and subfera to ensure the other side of the financial relief. This document is strictly between the above parties and does not apply directly to the owner (although the owner should be warned against signing the contract before signing the contract). It should be stated that the main lease agreement ... The form of the three -day California is intended for a tenant who delayed the rent to decide whether to pay everything that is guilty of the owner in a certain period or movement. The form is completed by the owner and provides it according to the tenant (see diagram). The landlord, if he has long -term relationships with the tenant, often gives verbal warnings to prove good faith. When it is aim