

# Rental Lease Agreement Sample.

## Location Address

Month - Month

- (1) I am responsible to pay \$\_\_\_\_ deposit.
- (2) I am responsible to pay \$\_\_\_\_per month. If my rent is past due I will be charged a late fee. (A monthly discount may be given due to poverty. See A77)
- (3) \$\_\_\_\_is due on the 1<sup>st</sup> of every month. Rent should be sent to \_\_\_\_.
- (4) I understand that 1 inspection, inside and out, will be done per month by Darrin or Heather Hill.
- (5) I am responsible to pay for any and all utilities for water, sewage, electric, heat, cable, trash and any other living expenses that I may incur that are over the normal allotted amounts. If my utilities go over the moderate amounts (listed on sheet AA22) I will be charged according.
- (6) I am not permitted to park unregistered vehicles on property.
- (7) This is a 1 family home and under no circumstances am I permitted to move other people (other than people listed in page A12 of this agreement) into the home, without written permission.
- (8) I am not permitted to have any household pets.
- (9) I am responsible to control and watch after my children.
- (10) I am responsible to control noise and be mindful that businesses are below.
- (11) I am not permitted under any circumstances to have illegal drugs on the property. I am not permitted to have wild parties. I am not permitted to disturb the peace.
- (12) If rent is late I understand that I will have to pay late fees according to the late fee sheet that I was given a copy of.
- (13) I understand that my lease is for 12 months from the undersigned date. If I break this 12 month lease I will still be responsible for paying remainder of lease payments or legal action may be taken against me.
- (14) Failure to follow the rules of the rental lease agreement may result in eviction. And therefore I will be required to move within 30 days of written notification.
- (15) I understand that my rent covers moderate utilities. If my utilities go over the moderate amounts (listed on sheet AA22) I will be charged according.

Darrin and Heather Hill reserve all rights including the right to evict at any time.

LEASEE SIGNATURE: \_\_\_\_\_ DATE: \_\_ / \_\_ /2012

CO-LEASEE SIGNATURE: \_\_\_\_\_ DATE: \_\_ / \_\_ /2012

WITNESS SIGNATURE \_\_\_\_\_ DATE: \_\_ / \_\_ /2012

ADDRESS: \_\_\_\_\_

LEASER(S ) SIGNATURE: \_\_\_\_\_

Darrin Hill

Heather Hill