

RENTAL AGREEMENT

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This agreement between _____ "landlord" and _____ "tenant" for those premises located at: _____ at the rent rate of _____ per month week, payable on the FIRST other: _____

All **rent** payments are to be made **payable to**: _____

Address where **rent payments** are to be made: _____

All payments to be made by: **Personal Check** **Money Order, Cashier's or Certified Check** **CASH** **Other**: _____

All payments to be delivered by:

1. **In person** and delivered to Landlord (at the above address) and;

Between the hours of ; 9:00 A.M. and 5:00 P.M. or _____ . M. and _____ . M., and;

On the following days of the week; Monday -- Friday or _____

2. **By MAIL** (to the above rent payment address) or

3. **Other** (describe); _____

Rent paid after the ___ day is subject to a late charge of: _____

Tenant has placed, as **security**, the sum of _____, which shall be held by landlord as security for the faithful performance of all the terms of this agreement. Landlord may apply said deposit for compensation for any breach of this agreement. Said deposit is not a deposit on rent, and may not be applied by tenant for any purpose without the consent of landlord in writing. During the course of tenancy, landlord may apply the deposit to any purpose permitted by law and, in the event of full or partial depletion of the deposit, tenant shall replenish the same within 30 days of notice to do so.

The **premises shall be occupied by the undersigned individual(s) only**. Under no circumstances shall tenant sublet any portion of the premise or assign this agreement to any other person.

All notices required or permitted by law shall be delivered to landlord at; above rent payment address, or _____

and shall be delivered to tenant at; above described tenant premises address. In the event suit is brought concerning any event arising out of this contractual arrangement, then the prevailing party shall be awarded an attorney fee in addition to other costs of suit.

Except as may be permitted by law, tenant shall make **no alterations**, renovations, repairs, or redecorations to the rental unit without the written consent of landlord first obtained.

Tenant shall permit **no animal**, of any kind or description, in or about the premises or common areas, without the written permission of landlord first obtained.

Except as may be permitted by law, tenant shall **not keep any waterbed** or water-filled furniture in the rental unit without the written consent of landlord first obtained.

Tenants understand that, absent a written agreement to the contrary, they are **jointly and severally** responsible for all obligations undertaken hereunder or imposed by law upon them in connection herewith.

In any case, in interpreting this agreement, the singular shall include the plural, where the context so requires.

A true copy of a **Megan's Law Notice** addendum, bearing tenant's acknowledgement of receipt, is attached hereto and incorporated herein by this reference as if here set forth in full.

Other: _____

Date: _____

Tenant's Signature

Date: _____

Tenant's Signature

Date: _____

Landlord/Agent's Signature