

# Monthly Rental Agreement

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

Application is hereby made to rent premises generally described as

\_\_\_\_\_

for a term of \_\_\_\_\_ and ending the \_\_\_\_ day of \_\_\_\_\_, 201(x)\_\_, for which monthly rental shall be \$\_\_\_\_\_, payable in advance, and for which a

security deposit of \$\_\_\_\_\_ shall be due prior to occupancy of the above-described premises.

A deposit of \$\_\_\_\_\_ is made herewith on account of the first month's rent, with the understanding that if this application is accepted and the applicant fails to execute a lease before the beginning date specified above, or to pay the balance due as first month's rent, said payment will be forfeited as liquidated damages.

It is also understood that if this application is not accepted, or if the premises are not ready for occupancy by the applicant on the date specified above, said deposit shall be refunded to the applicant forthwith, upon applicant's request.

## APPLICANT

Name:

\_\_\_\_\_

Present Address: \_\_\_\_\_ How Long?

\_\_\_\_\_

Previous Address: \_\_\_\_\_ How Long?

\_\_\_\_\_

Married: \_\_\_\_\_ Spouse's Name:

\_\_\_\_\_

Children? \_\_\_\_\_ How Many? \_\_\_\_\_ Ages?

\_\_\_\_\_

Pets? \_\_\_\_\_ What Kind? \_\_\_\_\_ How Many?  
\_\_\_\_\_

## **YOUR EMPLOYMENT**

Employer:

\_\_\_\_\_

Employer Address:

\_\_\_\_\_

Supervisor: \_\_\_\_\_ Bus. Phone:

\_\_\_\_\_

How Long on Present Job? \_\_\_\_\_ Annual Income:

\_\_\_\_\_

## **SPOUSE'S EMPLOYMENT**

Employer:

\_\_\_\_\_

Employer Address:

\_\_\_\_\_

Supervisor: \_\_\_\_\_ Bus. Phone:

\_\_\_\_\_

How Long on Present Job? \_\_\_\_\_ Annual Income:

\_\_\_\_\_

## **REFERENCES**

Bank: \_\_\_\_\_ Phone:  
\_\_\_\_\_

Personal Reference: \_\_\_\_\_ Phone:  
\_\_\_\_\_

Credit Reference: \_\_\_\_\_ Phone:  
\_\_\_\_\_

Credit Reference: \_\_\_\_\_ Phone:  
\_\_\_\_\_

The information provided herein may be used by the landlord or his agent to determine whether to accept this application. Upon written request within 30 days, the landlord or his agent will disclose to applicant in writing the nature and scope of any investigation landlord has requested, and will, if this application is refused, state in writing the reason for said refusal.

APPLICANT'S  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

### **MONTHLY RENTAL AGREEMENT**

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

\*. This lease shall include the use of the following chattels, all of which are acknowledged to be in good operating condition at the commencement of the term of this lease and all of which shall be maintained by the lessee in good operating condition, subject only to reasonable wear and tear during the term of the lease:

(a) stove

- (b) refrigerator
- (c) dishwasher
- (d) dryer
- (e) washer
- (f) intercom system
- (g) vacuum system

\*. The lessor covenants with the lessee to pay all realty taxes and all condominium, or apartment maintenance fees, levies and assessments, as applicable.

\*. The lessee covenants with the lessor to pay all charges for utilities and other services which may be ordered by the lessee for the premises, which shall include, without restricting the generality of the foregoing, gas, electricity, water, heat, cable television and telephone.

\*. The lessee shall deliver to the lessor postdated checks for all rental payments during the term of the lease.

\*. The lessee shall not make or permit to be made any alteration or addition or decoration to the premises, without first having submitted a plan or sufficient specification thereof to the lessor, and having obtained the lessor's written approval thereof, and without limiting the generality of the foregoing, such alteration or addition or decoration of or to the premises shall include any painting, wallpapering or laying of carpet or broadloom in the premises.

\*. The lessee covenants to observe and to conform at all times with the rules and regulations of City, State and Federal. The lessee acknowledges receipt of all condominium or apartment documents and acknowledges and certifies that the lessee has read all of the rules and regulations as it is presently constituted.

\*The lessee agrees to observe and to conform to any new or revised rules and regulations of the condominium or apartment immediately upon notice of same.

\*. The lessee shall be entitled to the use of \* parking spaces, as designated by the lessor from time to time.

\*. The lessee covenants to obtain and to keep in force comprehensive general liability insurance in an amount and upon terms satisfactory to the lessor and to supply evidence of such insurance satisfactory to the lessor immediately upon request.

\*. The lessor and the lessee agree that if at the end of the term created hereby the lessor in writing permits the lessee to remain in possession of the premises and accepts rent therefore a tenancy from year to year shall not be created by implication of law or by custom, but that the lessee shall be a monthly tenant only and that the lessee shall thereafter vacate the premises when called upon by the lessor to do so.

\*. The lessor agrees to make all required payments in respect of major maintenance and major repairs, provided that the lessee shall maintain the premises as would a prudent owner thereof and the lessee shall be responsible for all repairs required which are the result of the action or inaction of the lessee, the agents, servants, employees, guests and family members of the lessee, reasonable wear and tear only excepted.

\*. The lessee covenants to permit the lessor or its agent access to the premises, upon reasonable notice and at reasonable times, for ninety days prior to the expiry of the term of this lease, for the purpose of renting the premises, and during the term of the lease for the purpose of selling the premises.

\*. The lessee covenants and agrees to keep not more than one pet on the premises. The lessee agrees that in no event shall the lessee keep a pet which is offensive to the condominium or apartment project or disruptive of the peace, quiet and safety of the condominium or apartment project. The lessee shall be completely responsible for any and all damage caused by any pet to the premises or to the condominium or apartment project.

\*. The lessee acknowledges that the lessor may wish to retake and use the premises as the personal residence of the lessor. The lessee acknowledges that notwithstanding any act or statutory provision to the contrary, the lessee shall accept and be bound by three month's written notice from the lessor to vacate the premises and this lease shall be terminated effective in accordance with the terms of such notice.

\*. The lessee agrees that the premises are taken and leased by the lessee on an "as is" basis.

\*. The lessee agrees to pay all costs of repair of the premises, in amounts less than \$50.00 in respect of the repair of any single item or problem, which premises are to be kept in a first class condition by the lessee. In the event that the cost of repair of any single item or problem exceeds \$50.00 the lessee agrees to immediately inform the lessor of the required repair and the lessor shall be responsible for effecting such repair if necessary at the cost of the lessor. In no event shall the lessee undertake any repair in an amount greater than \$50.00 without the specific consent of the lessor. In the event that the lessee does so, in any other than strictly emergency repairs, the lessee shall be responsible for the cost of same.

\*. The lessee acknowledges that the draperies in the premises are the property of the lessor. The lessee shall be permitted to hang its own draperies but in such event it shall carefully store and keep entirely safe and unharmed the draperies of the lessor, and the lessee shall rehang same properly prior to the termination of this lease.

\*. The lessee acknowledges that the lessee has specifically agreed to keep no pets whatsoever on the premises. The lessee further acknowledges and agrees that in the event that such pets are kept on or allowed into the premises the lessor and the premises will suffer irrevocable damage, for which the lessee will be strictly responsible. The lessee acknowledges that the premises have finished floors, including broadloom and that such flooring and broadloom would be severely damaged by the presence of any pet.

Lessee \_\_\_\_\_

Signature \_\_\_\_\_

Lessor \_\_\_\_\_

Signature \_\_\_\_\_