

MONTH TO MONTH LEASE AGREEMENT

Location: _____ Effective Date: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Tenant Name: _____

Tenant Address: _____

Premises:

Address of Leased Premises: _____

Term:

The lease created by this Agreement shall commence on the Effective Date and continue on a month-to-month basis until terminated by either party in accordance with the notice provisions set forth herein.

Rent:

Monthly Rent Amount: _____ USD

Due Date Each Month: _____

Late Fee: _____

Security Deposit:

Security Deposit Amount: _____ USD

Deposit Use and Return Terms: _____

Utilities and Services:

Tenant shall be responsible for payment of all utilities and services for the Premises, except as otherwise agreed in writing by the parties.

Use of Premises:

The Premises shall be used exclusively as a residential dwelling and for no other purpose without prior written consent of Landlord. Tenant shall comply with all laws, ordinances, and regulations applicable to the Premises.

Maintenance and Repairs:

Tenant shall keep the Premises clean and in good repair, and shall promptly notify Landlord of any damage or need for repairs. Landlord shall maintain the Premises in habitable condition in compliance with applicable laws.

Alterations and Improvements:

Tenant shall not make any alterations, additions, or improvements to the Premises without the prior written consent of Landlord. Any approved alterations become property of Landlord upon termination of this Agreement.

Entry by Landlord:

Landlord or Landlord's agents may enter the Premises upon reasonable notice to Tenant to inspect, make repairs, or show the Premises to prospective tenants or purchasers, in compliance with applicable law.

Termination and Notice:

Either party may terminate this Agreement by providing written notice to the other party at least thirty (30) days prior to the intended termination date. Notices must be delivered in accordance with the Notices section below.

Holdover:

If Tenant remains in possession of the Premises with Landlord's consent after termination of this Agreement, a new month-to-month tenancy shall be created under the same terms and conditions unless otherwise agreed in writing.

Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of the State of _____, without regard to conflicts of law principles.

Dispute Resolution:

Any disputes arising under this Agreement shall be resolved through good faith negotiation between the parties. If unresolved, disputes shall be submitted to mediation before resorting to litigation.

Indemnification and Liability:

Tenant shall indemnify, defend, and hold Landlord harmless from any claims, damages, or liabilities arising from Tenant's use or occupancy of the Premises, except to the extent caused by Landlord's gross negligence or willful misconduct.

Insurance:

Tenant is encouraged to obtain renters insurance to cover personal property and liability. Landlord's insurance does not cover Tenant's personal property.

Assignment and Subletting:

Tenant shall not assign this Agreement or sublet the Premises or any part thereof without the prior written consent of Landlord.

Notices:

All notices under this Agreement shall be in writing and delivered by hand, nationally recognized overnight courier, certified mail return receipt requested, or electronic means capable of confirming receipt, to the addresses set forth herein or as otherwise designated.

Entire Agreement and Amendments:

This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and supersedes all prior agreements and understandings, whether written or oral. Any amendments must be in writing and signed by both parties.

Severability:

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Waiver:

No waiver of any breach or default shall be deemed a waiver of any subsequent breach or default.

Signatures:

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

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