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Simple 1 page rental agreement

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Updated October 11, 2023A one-page lease agreement is made between a landlord and tenant to create a simple rental arrangement. The lease may be for a fixed term or a month-to-month basis with general terms such as monthly rent, start and end dates, and utility responsibilities mentioned. Move-in Checklist – Required in some states and use to protect the tenant's security deposit by marking down all known defects on the property at the start of the lease. Rental Application – Use to properly screen individuals before accepting for tenancy. Upon completion by the potential tenant, the landlord will be able to conduct a criminal and credit background check. I. THE PARTIES. This Lease Agreement ("Agreement") made this [DATE] is between: Landlord: [LANDLORD'S NAME] with a mailing address of [LANDLORD'S ADDRESS] ("Landlord"), and Tenant: [TENANT'S ADDRESS] ("Tenant"). II. PREMISES. The Landlord agrees to rent the following property to the Tenant in exchange for the Payment Terms in Section IV: a.) Property Address: [ADDRESS] b.) Residence Type:
Agreement (Section IV: a.) Property Address: [ADDRESS] b.) Residence Type:
Agreement (Section IV: a.) Property Address: [ADDRESS] b.) Residence Type:
Agreement (Section IV: a.) Property Address: [ADDRESS] b.) Residence Type:
Agreement (Section IV: a) Property Address: [ADDRESS] b.) Residence Type:
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	LEASE AGREEMENT
PARTIES. This Lea _ is between:	se Agreement ("Agreement") made this
Landlord:	with a mailing address of ("Landlord"), and
Tenant(s):	with a mailing address of ("Tenant").
nge for the Payment Property Address:	rd agrees to rent the following property to the Tenant in Terms in Section IV: Apartment 🗆 House 🗆 Condo 🗆 Other:

	- Month-to-Month Lease on a month-to-month arran ending upon notice of				
	Term [*]).	_ days norm en		in or rename	1 20000
	MENT TERMS. During th	ne Lease Term,	the Tenant sh	all be respon	sible for the
followin	ig: (check all that apply)				
	- Monthly Rent. \$	3	due on the	of each mo	onth.
	- Security Deposit. \$				
	- Last Month's Rent. \$				
	- <u>Other</u> .				2010/02/02/02/02/02
	LITIES. The Tenant shall b es except for:				o the
VI. AD	DITIONAL TERMS.				
			and the Oliveration	re:	
	rd's Signature:	Te	nantis Signatu	18.	

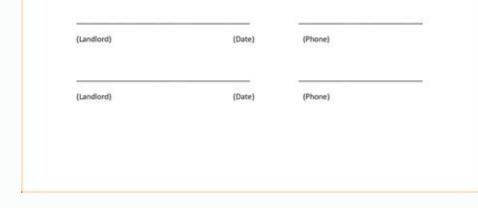
- Fixed Lease. The Tenant shall be allowed to occupy the Premises starting on

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LEASE TYPE. This Agreement shall be considered a: (check one) - Fixed Lease. The Tenant shall be allowed to occupy the Premises starting on [START DATE], and ending on [END DATE] ("Lease Term"). At the end of the Lease Term"). At the end of the Lease Term, the Landlord and Tenant shall be required to negotiate renewal options, or the Tenant will be forced to vacate the premises. - Month-to-Month Lease. The Tenant shall be allowed to occupy the Premises on a month-to-month arrangement starting on [START DATE] and ending upon notice of [#] days from either the Landlord or Tenant ("Lease Term"). IV.

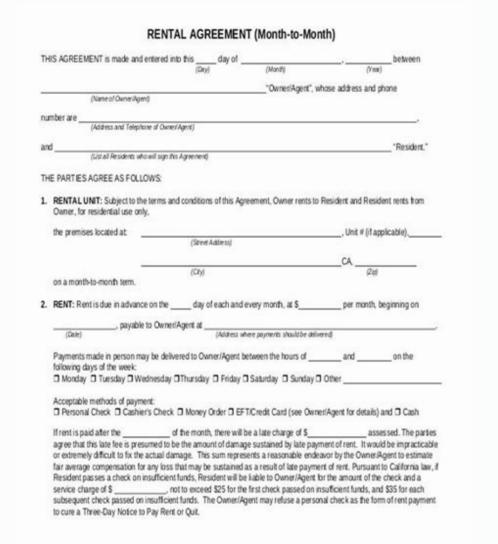
This rental agreement is made between: (Landlord) and (Tenant) For the property on: (Address) (City, State and zip code)	
(Tenant) For the property on:(Address)(City, State and zip code)	
For the property on: (Address) (City, State and zip code)	
(Address) (City, State and zip code)	
(City, State and zip code)	
Anne and an anne of the last of the second of the	
The lease is for one year starting on and is automatically rene	wed for th
amount of \$ a month, payable on the first.	
(Tenant) is responsible for the Electric, Gas and Teleph	one.
Snow removal, trash, and lawn care are provided by the Landlord.	
(Tenant) is responsible for insuring her personal proper	ty.
(Tenant) agrees to use the premises for residential pur	ooses
only and not for illegal, immoral or hazardous purposes.	
(Tenant) may have/may not have animals, for an additi	onal
deposit of \$	



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	PALM	ISLAND TRANIS	T, INC.	
	SHORT TERM PA	RKING SPACE RE	NTAL AC	REEMENT
			SP	ACE NUMBER:
DATE:	PAYMENT			
NAME:			PH	ONE:
MAILING ADDRESS	i:			
CITY:			STATE:	ZIP:
ISLAND ADDRESS:			РН	ONE:
EMAIL ADDRESS:				
CARD# ISSUED:				
	EFUNDABLE DEPOSIT ON THE ACCE K WILL BE ISSUED WITHIN 7 DAYS.	SS CARDS. WHEN THE C	ARO IS RETU	IRNED AT OUR OFFICE OR IN OUR RETURN
DAILY:				
CHECK-IN DATE: _	CHECK-OU	JT DATE:		
# DAYS	_ X \$15.00/DAY + \$10.00 DE	POSIT =	то	TAL DUE AT CHECK-IN
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MONTHLY (30 DAY CHECK-IN DATE: # MONTHS MAKE/YEAR Except for the gross shall and does herel demands, costs (inc parking space renta	CHECK-OI X \$200.00 MONTH + \$1 MODEL INDE INDE negligence or willful act of Palm by agree to indemnify and hold i luding trial and appellate attorn	0.00 DEPOSIT = COLOR MNIFICATION AGRI n Island Transit, Inc. a harmless Palm Island rey's fees), damages (i	EMENT Transit, Inc ncluding in	ENSE PLATE NUMBER

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IV. PAYMENT TERMS. During the Lease Term, the Tenant shall be responsible for the following: (check all that apply) - Monthly Rent. \$[AMOUNT] due on the [#] of each month. - Security Deposit. \$[AMOUNT] due at signing of this Agreement. - Last Month's Rent. \$[AMOUNT] due at signing of this Agreement. - Other. [OTHER] V. UTILITIES. The Tenant shall be responsible for all utilities and services to the Premises except for: [UTILITIES]. VI. ADDITIONAL TERMS.

[ADDITIONAL TERMS & CONDITIONS] Landlord's Signature: ______ Date: ______ Tenant's Signature: ______ Date: ______ Print Name: ______ Date: ______ Print Name: ______ For the comprehensive document, please download the free form or hit "create document." A simple (1-page) lease agreement is a straightforward contract a landlord uses when renting residential property. It legally binds the tenant to the rental amount through the lease term. Simple vs. Standard A simple lease offers basic terms covering a rental arrangement, while a standard lease outlines a comprehensive list of [ADDITIONAL TERMS & CONDITIONS] Landlord's Signature: landlord and tenant responsibilities. The following must be included (at a minimum) to have a binding lease: Parties' names: Names of the landlord and tenant(s). Property Description: Street address and property details. Rent Amount (\$): An amount of money a tenant pays for occupying the property. Term (timeframe): The start and end date. Signature area: All parties must sign for this form to be legally binding. Importance of Screening the Tenant Because this agreement is a bare-bones version of the standard residential lease, it doesn't contain all of the clauses that would normally be included. These provisions can help structure the agreement, ensuring both parties understand their rights and what they can and cannot do. A potential consequence of having an agreement that is too broad and simple is that the tenant can "act out" and then claim they didn't see their action as against the rules of the lease. To help offset the risk of an unruly tenant, landlords can use rental applications, paid background checks, references, and so on. With a rental application, the landlord obtains an overview of how applicants behaved during previous renting experiences. If there are any warning signs, the landlord should make a decision as to whether the tenant should be permitted to rent or not. Sample Download - PDF, Word (.docx), OpenDocument Step 1 - Parties The first section is used for establishing who will be bound by the agreement. This includes the date of the agreement, the name and address of the landlord/property manager, and the name(s) of the tenant(s). Step 2 - The Property Address & Type Write the full address of the rental property. If there is a unit number (#), this should be included as well. Then, check the box corresponding to the type of property. Step 3 - Term Length The "term" is the length of the agreement. Residential leases can be made to have any term, although terms of one (1) year are the most common. To complete, enter both a beginning and end date. Step 4 - Rent (\$) Enter the amount (\$) of rent the tenant has to pay the rent by (typically the first of the month). The landlord should include a brief set of instructions on how the tenant should go about paying the rent. This can include requiring payment via check, online transfer, or an ACH deposit. Step 5 - Security Deposit A security Deposit A security Deposit is a reimbursable deposit for fixing normal wear and tear. If the landlord intends on charging a deposit, the first box should be checked. Then, the amount (\$) of the deposit should be entered (typically equal to one (1) month of rent) and the landlord should enter the number of days they have to return the deposit to the tenant. If the landlord doesn't require a deposit, the lower (second) box should be checked. Step 6 - Signatures To make the document officially binding, the parties will need to inscribe their signatures, print their names, and enter the signing date. Download: PDF, Word (.docx), Rich TextStep 1 - PartiesIn the first field, enter the date (mm/dd/yyyy) the form is being filled out (i.e., the current date). Then, enter the name(s) of all tenants, followed by the name and address of the property being rented. This should include the street address, unit/suite, city, state, and ZIP code. Then, select the type of property being rented out. If none of the options apply, check the "Other" box and manually input the type of rental. Step 3 - Lease TermThe lease term is the span of time the tenant will be permitted to occupy the rental. Enter the date they are allowed to move in by, followed by the date the tenant they must leave. Step 4 - RentEnter the following: The amount (\$) of rent the tenant will be obligated to pay each month to the landlord The day of the month that rent will be due (typically the 1st)The method the tenant should use to pay the landlord (e.g., by mailing a check to the landlord's address)Step 5 - Late FeeIf the tenant will be required. If required, enter the amount (\$) of the late fee followed by the number of days that must pass before a late fee can be issued. Step 6 - Security DepositA security deposit is typically equal to one (1) months' rent, and is used to cover the landlord should the tenant(s) damage the property or another wrongdoing that costs the landlord money. The security deposit cannot be applied towards rent. If a security deposit will be required, check "Will" and enter the amount of the deposit in the next field. Step 7 - Acknowledgment (Signatures) Each party will need to: Sign their name on the line provided; Enter the date they're signing; and Print their name legibly beneath their signature. Once all information has been entered, the agreement will be complete. A copy should be digitally sent or printed and delivered to each tenant.Download: PDF