

WEEK-TO-WEEK LEASE AGREEMENT

This Week-to-Week Lease Agreement (hereinafter the "Agreement") entered on this _____ (mm/dd/yyyy) is made between:

Landlord Name: _____ ("Landlord")

Landlord Address: _____, AND

Tenant(s): _____ ("Tenant"),
collectively referred to in this Agreement as the "Parties", hereby agree as follows:

- 1. PREMISES.** The rental property, hereinafter known as the "Premises" is located at:

- 2. LEASE TERM.** This lease shall commence on _____ (mm/dd/yyyy) and shall continue on a week-to-week basis. To terminate this Agreement, the Landlord or Tenant must provide a written notice at least _____ days prior to the next rent payment, in accordance with State Statutes. If adequate notice is not provided by the Tenant, they shall forfeit the full deposit amount.
- 3. RENT.** The rent to be paid by the Tenant to the Landlord throughout the term of this Agreement is to be made in weekly installments of \$_____ and shall be due on the _____ day of each week.
- 4. SECURITY DEPOSIT.** The Tenant shall deposit a sum of \$_____ to the Landlord as security for any damage caused to the Premises during the term hereof. The Landlord shall return the deposit within _____ days following the termination of the agreement.
- 5. OCCUPANTS.** The Premises is to be used as a residential dwelling only. The following person(s) are permitted to occupy the Premises in addition to the Tenant:
_____.

6. UTILITIES. The Tenant is responsible for the following utilities, with any unchecked and/or absent utilities being the responsibility of the Landlord:

- Electricity
- Water
- Garbage Services
- Cable / Internet
- Heat
- Other: _____.

7. PARKING. The Tenant (check one):

- Is allotted _____ parking space(s), at a cost of \$_____ per week. Location of the space(s): _____.
- Is NOT allotted any parking spaces (Tenant is limited to street or non-reserved parking).

8. PETS. The Tenant is (check one):

- NOT permitted to have pets of any nature on the Premises.
- Permitted to have _____ pet(s) on the Premises, ONLY consisting of: _____ (write "all" if no pet restrictions").
If permitted, the Landlord shall charge a refundable pet deposit of \$_____ to cover potential damage to the Premises caused by the Tenant's pet(s).

9. ENTRY. The Landlord shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of any repair, modification, alteration, installation, or other reasonable action, so long they provide at least twenty-four (24) hours' notice to the Tenant.

10. WAIVER. No delay or failure of the Landlord to enforce any part of this Agreement shall be deemed as a waiver thereof, nor shall any acceptance of any partial payment of rent or any other amount due be deemed a waiver of the Landlord's right to the entire amount due.

11. MAINTENANCE, REPAIR, & ALTERATIONS. Tenant will, at the Tenant's sole expense, keep and maintain the Premises in good, clean and sanitary condition and repair during the term of this Agreement and any renewal thereof. Tenant shall be responsible for making all repairs to the Premises, fixtures, appliances and equipment therein that may have been damaged by the Tenant's misuse, waste or neglect, or that of the Tenant's family, agents or guests. Tenant agrees that no painting or alterations will be performed on or about the Premises without the prior written consent of Landlord. Tenant shall promptly notify Landlord of any damage, defect or destruction of the Premises or in the event of the failure of any of the appliances or equipment. Landlord agrees to repair or replace any such damaged or defective areas, appliances or equipment.

12. NOTICES. Any and all notices sent by the Landlord or the Tenant to each other shall be sent to the addresses as located in section 1 "Parties".

13. DEFAULT. If the Tenant fails to comply with any of the financial or material provisions of this Agreement, or of any present rules and regulations or any that may be hereafter prescribed by the Landlord, or materially fails to comply with any duties imposed on the Tenant by State laws, within the time period after delivery of written notice by the Landlord specifying the non-compliance and indicating the intention of the Landlord to terminate the Agreement by reason thereof, the Landlord may terminate this Agreement. If the Tenant fails to pay rent when due and the default continues for the time-period specified in the written notice thereafter, the Landlord may exercise any and all rights and remedies available to the Landlord at law or in equity and may immediately terminate this Agreement.

14. CONDITION OF PREMISES. The Tenant has examined the condition of the Premises and by taking possession acknowledges that they have accepted the Premises in good order and in its current condition except as herein otherwise stated.

15. POSSESSION & SURRENDER. Tenant shall be entitled to possession of the Premises on the 1st day of the Lease Term. Upon termination of the Agreement, Tenant shall peaceably surrender the Premises to the Landlord in good condition, as it was at the commencement of the Agreement, excluding reasonable wear and tear.

16. JOINT AND SEVERAL. If the Tenant is comprised of more than one person, each person shall be jointly and severally liable under this Agreement.

17. LIABILITY. The Landlord is not liable for any loss or damage to the personal property of the Tenant or their guests, unless the loss is a direct result of the Landlord's action. The Tenant is liable for the acts of anyone listed in this Agreement in addition to any guest that they should allow on the Premises.

18. HAZARDOUS MATERIALS. The Tenant agrees to not possess any type of personal property that could be considered a fire hazard such as a substance having flammable or explosive characteristics on the Premises. Items that are prohibited to be brought into the Premises, other than for everyday cooking or the need of an appliance, includes but is not limited to gas (compressed), gasoline, fuel, propane, kerosene, motor oil, fireworks, or any other related content in the form of a liquid, solid, or gas.

19. ENTIRE AGREEMENT. This Agreement contains all of the terms agreed to by the Parties and may be modified or amended only by written agreement signed by the Landlord and Tenant. This Agreement replaces all previous discussions, understandings, and oral agreements. The Parties agree to the terms and conditions and shall be bound until the termination of the Agreement.

20. GOVERNING LAW. This Agreement shall be governed by the laws of the state of _____.

21. LEAD BASED PAINT. The Premises (check one):

- Was not built prior to 1978.

- Was built prior to 1978. An attachment titled "Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards" has been affixed to the Agreement and must be initialed and signed by the Parties.

22. ADDITIONAL PROVISIONS.

IN WITNESS THEREOF, the Parties have caused this Agreement to be executed on the day and year first above written.

Landlord's Signature: _____ **Date:** _____

Printed Name: _____

Tenant's Signature: _____ **Date:** _____

Printed Name: _____

Tenant's Signature: _____ **Date:** _____

Printed Name: _____