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Rental guarantee agreement template

MONTH-TO-MONTH RESIDENTIAL RENTAL AGREEMENT

CAUTION: This is a legally binding agreement. READ IT CAREFULLY. It is intended to help prevent lawsuits by clarifying the rights, duties, and responsibilities of property owners, managers, and tenants. Additional and/or different fees may be added by listing or property management charges however, **IT CANNOT BE CHANGED INTO A LEASE.** Verbal agreements often lead to misunderstanding and confusion. MAKE SURE THAT ALL AGREEMENTS ARE MADE IN WRITING.

Both the Owner/Agent and the Rentor(s) agree to FILL in the conditions listed below:

This Agreement is a Month-to-Month Rental Agreement and shall begin (date) _____
The OWNER/AGENT is _____
The RENTOR(S) is/are _____

ADDRESS of the RENTAL:

1. **RENT:** Rent shall be \$ _____ per month, payable in advance on the _____ day of each month. Rent includes the following (check each item included):
 Gas
 Electric
 Water
 Sewer
 Trash
 Telephone
 Cable TV
 Internet
 Storage

2. **FAILURE TO PAY RENT:** If rent is not paid within five (5) days after due date, the Rentor agrees to pay a charge of \$ _____ (not more than one day's rent) for late rent and/or additional late fees which shall be waived by written agreement. If the Rentor is unable to pay rent when due, the Owner has the right to accept tender to pay or to terminate this Agreement in accordance with California Code of Civil Procedure Section 1141.

3. **OCCUPANCY AND SUBLETTING:** No part of the premises shall be the subject of this Agreement and is limited to _____ (if not occupancy). By the Rentor(s) will not sublet, assign, share or rent space, or otherwise grant, beyond _____ days, without the prior written consent of the Owner.

4. **PERMITTED ITEMS:** Rentor(s) may use the following items on the property:
Amenities: _____
Vehicle: _____
Other: _____
All vehicles are to be parked in the following designated area: _____

5. **DEPOSITS:** (a) The Rentor shall pay the Owner/Agent the following refundable security deposit: _____ which shall be used for the following purposes:
1. Repairing damages for which the Rentor is responsible.
2. Payment of unpaid rent and utilities.
3. Paying due and unpaid rent and/or utilities.

Rental Agreement

MONTH-TO-MONTH

This rental agreement, dated _____, is between _____ tenant and _____ landlord, for the rental unit located at _____.

Under this rental agreement, the tenant agrees to rent the above-mentioned residence on a month-to-month basis, with a monthly rental amount of \$ _____. The monthly rent will be due and payable on the _____ day of each month, starting on the first day of _____, 20____. A damage deposit is required at the time of signing this rental agreement. The deposit will be placed in an escrow account. The amount of this deposit shall be \$ _____. If the rental unit is returned to the landlord in a clean and good condition, this deposit will be refunded to the tenant within _____ days from the date the tenant returns said keys to the landlord. The tenant or the landlord may terminate this agreement with a _____ day written notice to the other party. The attached rental policy shall be made part of this agreement and shall be binding on all parties.

The tenant acknowledges reading and understanding this agreement and the rental policy that is part of this agreement. The tenant's signature below indicates acceptance of all terms and conditions of this rental agreement and the rental policy.

[Landlord] _____ [Date]

[Tenant] _____ [Date]

Rental Agreement Template

RESIDENTIAL LEASE/RENTAL AGREEMENT

DATE: _____

PROPERTY: _____

OWNER: _____

RENTOR: _____

ADDRESS: _____

TERMS: _____

DEPOSITS: _____

UTILITIES: _____

PET POLICY: _____

SMOKING: _____

ASSIGNMENT: _____

NOTICE: _____

TERMINATION: _____

ENTIRE AGREEMENT: _____

WITNESSES: _____

SIGNATURES: _____

- ATTORNEYS' FEES.** Should it become necessary for Landlord to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Premises, Tenant agrees to pay all expenses so incurred, including a reasonable attorneys' fee.
- RECORDING OF AGREEMENT.** Tenant shall not record this Agreement on the Public Records of any public office. In the event that Tenant shall record this Agreement, this Agreement shall, at Landlord's option, terminate immediately and Landlord shall be entitled to all rights and remedies that it has at law or in equity.
- GOVERNING LAW.** This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Missouri.
- SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.
- BINDING EFFECT.** The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.
- DESCRIPTIVE HEADINGS.** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.
- CONSTRUCTION.** The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.
- NON-WAIVER.** No indulgence, waiver, election or non-election by Landlord under this Agreement shall affect Tenant's duties and liabilities hereunder.
- MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.
- NOTICE.** Any notice required or permitted under this Lease or under state law shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to:

[Landlord's Name]

Fees (29) Cleaning Fee. If the Short-Term Tenant will not be allowed to keep or live with pets on the premises, then select the first statement from the ninth article. Naturally, the amount of rent the Short-Term Tenant must pay the Landlord to occupy the property must be established. Select the first statement in Article VIII if the Short-Term Landlord will not require a security deposit to be submitted from the Tenant. If so, then supply the amount of money required as security to this statement's language. Quiet Hours Select Item 13 Or Select Item 14 (13) No Quiet Hours. Occupants (15) Total Number Of Guests. Utilities (18) Landlord Exceptions. If an agent is hired, all that will be needed are the photos taken and a leasing listing agreement will be signed between the parties. XIV. XI. A record of the dollar amount making up this cleaning fee will also need to be reported. If the property will be rented for a specific number of months with a defined start and termination, select the "Fixed Term" statement. If the Landlord will not allow the Tenant to sublet the short-term rental then select the "Does Not" statement's checkbox. If this is not the case and "No Quiet Hours" will be required of the Short-Term Tenant, then select the first checkbox in Article IV. Regardless of how short or how long a short-term rental property will be leased for, a certain level of cleanliness will be encouraged (and required) by most states. If the Landlord will not be responsible for every utility and service required for the premises, then a record of each utility or service that must be paid for by the Tenant must be supplied to the seventh article. If pet security or rent will be charged, the dollar amount the Tenant must deliver to the Short-Term Landlord for each pet should be documented. VI. IX. This will give the landlord access to reviews made by other property owners when they had hosted the guest. (27) Describe Parking Space. If the Landlord will provide a parking space with the short-term rental, then a description of that space (i.e. size, location, parking space number), the second statement should be selected if the Short-Term Tenant must give a predetermined dollar amount to hold during the lease's lifetime. Mark the first checkbox in Article X if the short-term rental is accompanied by one or more parking spaces. Party Cleanup (31) Party Cleanup Fee. Additionally, the maximum number of pounds of each pet should be furnished where requested. If the dollar amount the Landlord charges for each parking space will be due only at the signing of this agreement, then the first checkbox in the "Shall Provide" statement should be selected. XII. Be sure to check with a local real estate attorney or real estate agent before listing your property for rent. The lifetime of this agreement should be established. The second checkbox in the ninth article should be selected if the Short-Term Tenant will be allowed to live with pets on the premises being discussed. (4) Short-Term Landlord. Step 2 - Prepare the Property In today's rental market, tenants want to be provided with the same amenities and services as provided in a boutique hotel or bed and breakfast. Article III will handle this task by presenting two checkbox statements to choose from. (5) Landlord Address. (17) Monthly Amount. If other charges will be placed on the Short-Term Tenant by the Landlord to fulfill this lease, then document each one by identifying it and placing the dollar amount that will need to be paid by the Tenant to the spaces provided in the "Other" option. Step 3 - Take High-Quality Photographs A picture is worth a thousand words and can be the determining factor in a potential tenant selecting your property versus another. If this amount will not be refundable, then mark the first checkbox in this statement otherwise select the second checkbox if this amount is a refundable deposit. If the dollar amount will be owed on a monthly basis by the Tenant, then mark the second checkbox in this selection. If this agreement will not require that the Landlord provide the Tenant with a parking space during this short-term rental then select the "Shall Not" statement. Unlike a standard lease, the landlord will be responsible for all utilities, services, and any other expenses attributed to the property. (22) Allows Pets. Select the second checkbox if the Landlord must collect any "Taxes" from the Tenant and produce the dollar amount that will be expected. The rental property should be defined as an "Apartment," "House," "Condo," or "Other" dwelling. Step 4 - Marketing the Property There are two (2) ways to go about marketing the property: Market the property yourself; or Hire a licensed real estate agent. Website Fees Upfront Costs Tenant Profiles Payment Types Best for Airbnb 3% (*6% to 15% charged to the guest) \$0 Yes At reservation shared rooms, rooms, and homes Seasonal rentals VRBO + Homeaway 3% \$499 No At reservation or check-in homes Year-round rentals FlipKey (by TripAdvisor) 3% (*5% to 20% charged to the guest) \$0 No At reservation or check-in Rooms and Homes Seasonal rentals Craigslist 0% Free to \$20 No Check-in shared rooms, rooms, and homes Long-term rentals Booking.com 10% to 25% \$0 No At reservation or check-in shared rooms, rooms, and homes Seasonal rentals Step 6 - Verify Prospective Tenants If the landlord is using Airbnb, they will be able to take advantage of the tenant profile feature. The number of bathrooms physically found in the short-term rental property should be dispensed to Statement D. (10) Other. If so, the number of parking spaces the Landlord will provide and the dollar amount that must be paid by the Tenant for the use of each parking space should be documented (26) Payment Term. A short-term or vacation rental agreement is a lease that is made between a landlord and tenant that is generally between one (1) to thirty (30) days. Choose the second statement, if the Short Term Tenant will be required to pay a set amount once a month while this agreement is effective. The identity of the Short-Term Tenant must be presented so this document may fulfill its purpose properly. This requires a record of the Property Manager or Agent's full name, telephone number, and e-mail address to be presented. XIII Smoking Policy Select Item 33 Or Select Item 34 (33) Prohibited. If so, then document the time of day when the Tenant will be obligated to keep noise to a minimum until sunrise the next day. If the Landlord and Tenant have agreed that no inspection will be required, then mark the "Shall Not" checkbox statement. Step 8 - Checkout (Tenant leaves) It's important to properly check the tenant out of the property. XVI. The formal address of the Landlord is required. (14) Quiet Hours. Document the number of Occupants that will be living in the Short-Term Tenant during the time this lease will be in effect. If so, then the "Has" checkbox must be selected and one of the options this

statement contains must be marked since the topic of the Landlord's approval will be handled by marking one of the checkbox options in this statement. This signature should be provided by the Tenant as determined by the terms and conditions set to the completed form above. If the Landlord's approval will not be required before the Tenant submits the premises, then select the second sublet option. The Short-Term Tenant will need to enter this agreement by signature. The agreement is most common for higher-end properties to outline the exact terms and conditions of the rental period. Landlord Signature (41) Landlord Signature And Signature Date. It's recommended if the landlord has any type of valuables in the residence that a security deposit is required, in addition to the rental payment. This involves setting up a time and informing the repercussions, with late checkout penalties, if the tenant does not vacate. (31) Other. This will be the contact information that should be used when the Tenant must request maintenance, repairs, or report an emergency. (44) Printed Name Of Tenant. Generally, this will be the same as the signature date but may also be after this paperwork's execution. If the landlord chooses to accept cash or payment after check-in, they should be wary that due to eviction laws in most States, once the tenant has access to the premises it can take up to 90 days to remove them. (12) Month-To-Month Lease. The agreement must follow all applicable State laws and if the housing structure was built before 1978 it must be furnished along with the Lead-Based Paint Disclosure Form. Select the second checkbox in this area if there will be "Quiet Hours" required of the Short-Term Tenant during his or her occupancy. Additionally, supply the first calendar date and time and the final calendar date and time when the Short-Term Tenant and Landlord will participate in this agreement. This checkbox will also need to be selected if it will be applied to this agreement. If the short-term rental property will be leased to the Tenant on a month-to-month basis, then the second checkbox statement in Article III should be chosen. If the content provided is an accurate representation of the Landlord's obligations and his or her requirements for the Tenant to rent this property, then he or she must sign this document and distribute the current date beside his or her signature. Utilities such as electricity, water, and other services that are normally required to maintain a residence will need to be paid for during this agreement. (7) Residence Type. If the Landlord intends to collect any amount of money to clean up the results of a large gathering (i.e. water damage) then this charge amount must be defined as a dollar amount. (30) Taxes. The dollar amount that must be paid will also need to be supplied to this statement. This will guarantee that if any personal belongings in the home are damaged or missing that the landlord will be, at least, partially reimbursed. Step 5 - Post Online If the landlord decides to market the property themselves, the internet will be their best tool. This will involve providing: Appliances (microwave, coffee maker, etc.); Bed linens and pillows; Cleaning service; Internet (WiFi); Cable; Shampoo and Soap; and Towels The above-listed items do not have to be expensive and due to the negligence of most tenants the base or economy models should be made available. If the landlord used a website that collected the payment on their behalf, they are in good hands as long as the funds were processed accordingly. It's recommended to choose the website that best fits your needs. The Landlord of the short-term rental should perform a review of the conditions above. VII. Although, if the tenant has not made payment to secure their reservation, an online processor such as PayPal, Venmo, or Escrow.com should be used. IV. Pets Select Item 21 Or Select Item 22 (21) Does Not Allow Pets. II. (Video) How to Rent a Vacation Home (8 steps) Due to certain communities taking a stand against allowing private residences to be rented, there has been legislation proposed in many areas of the country that prohibit or tax this type of leasing. The Parties (1) Date. Lease Term Select Item 11 Or Select Item 12 (11) Fixed Term Lease. (3) Tenant Address. Any relevant description of the property (i.e. a parking spot, a pool, a hot tub, or other amenities) should be included on the line labeled "Other." III. Unfortunately, most individuals will not consent to a background or credit check through a Rental Application for a vacation, therefore, the landlord will have to access publicly available on the internet, using Google search, to find any information about the tenant. Step 7 - Finalizing the Reservation Once the reservation has been finalized, the landlord should make every attempt to collect the rent for the selected time period. (2) Short-Term Tenant. Parking Select Item 25 Or Select Item 28 (25) Landlord Provided Parking. Subletting Select Item 37 Or Select Item 38 (37) Right To Sublet. (42) Printed Name Of Landlord. The mailing address for the short-term rental should be furnished to Statement A. (23) Details On Allowed Pets. In addition to marking the checkbox, the first date of the rental period must be supplied. It must be established whether the Landlord will allow smoking or if it is prohibited in the short-term rental. Therefore, if the Landlord will allow the Short-Term Tenant to sublet the premises provided it is approved by him or her beforehand, then the first sublet option should be selected. Finally, the number of days that the Terminating Party is required to give as notice or a warning that he or she will terminate the agreement must be presented. What Should be Included Start and End Dates; Rent (\$); Property Address (full description) Amenities (Wifi, kitchen appliances, Cable TV, etc.); Maximum Number (#) of Guests; and House Rules A vacation rental agreement is a lease between a landlord and tenant for a term under 30 days. (28) Shall Not Provide Parking. (38) No Right To Sublet. It will be important to document the name of the Landlord, his or her telephone number, and e-mail address in this paperwork. Sample Download: Adobe PDF, MS Word, OpenDocument How to Write Download: Adobe PDF, MS Word, OpenDocument I. The permanent home address of the Tenant is needed to complete the identification process. Rent Select Item 16 Or Select Item 17 (16) Fixed Amount. Tenant Signature(s) (43) Tenant Signature And Date. If some areas of the property will allow smoking then mark the checkbox "Permitted" and document the areas of the property where smoking will be permitted during the term of the short-term lease. Some communities have units that are physically close to one another and may require that their Tenants be mindful of the level of noise they produce. To this end, if the Landlord will charge the Tenant a "Cleaning Fee" then select the first checkbox (Article XI). The Premises (6) Mailing Address. If the short-term rental does not have a Property Manager on-site then select the "Does Not" checkbox. Some arrangements will enable the Tenant to sublet the short-term rental while this document is active. Be sure to have the photos focus on the positive aspects of the rental, such as, views, landscapes, features, or any detail that could sway a potential renter. If the Tenant will be allowed to have pets during this short-term lease, then define the maximum number of pets that he or she may live with. Move-In Inspection Select Item 39 Or Select Item 40 (39) Inspection. (36) No On-Site Manager. V. VIII. The calendar date when this agreement is entered should be dispensed to the opening of the first article. (24) Pet Security. Once this signature is completed, the Tenant must date his or her signature. Person Of Contact Select Item 35 Or Select Item 36 (35) Premises Manager. Enter the number of bedrooms found in the short-term rental. If the Short Term Tenant will be obligated to pay one lump sum by the time this agreement is signed, then select the "Fixed Amount" statement. (8) Bedrooms. (9) Bathrooms. Otherwise, it will be up to the landlord to properly screen the tenants. It is highly recommended to hire the services of a professional due to the potential amount of money at stake. If smoking will not be permitted anywhere on the short-term rental property, then select the checkbox labeled "Prohibited." (34) Permitted. A production of the Landlord's permanent address should be used to complete the first article. XV. If the Landlord and Tenant must perform an inspection then include this requirement in this agreement by marking the checkbox "Inspect." (40) Inspection Not Required. X. (20) Security Deposit. This statement requires a report on the rent amount to be paid every month by the Tenant and the two-digit calendar day of the month this rent must be submitted. If the Property Manager for the short-term rental will be available and on-site during the term of this lease, then the "Does" checkbox in Article XIV. Security Deposit Select Item 19 Or Select Item 20 (19) No Security Deposit. Select the appropriate checkbox from Statement B to define what kind of property the short-term rental is.

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