**SIMPLE MONTH-TO-MONTH LEASE**

1. **THE PARTIES**. This Month-to-Month Lease (“Agreement”) made this [DATE], is between:

Landlord: [LANDLORD'S NAME] with a mailing address of [LANDLORD'S ADDRESS] (“Landlord”), and

Tenant(s): [TENANT'S NAME] with a mailing address of [TENANT'S ADDRESS] (“Tenant”).

1. **PREMISES**. The Landlord agrees to rent the following property to the Tenant in exchange for the Payment Terms in Section IV:

a.) Property Address: [PROPERTY ADDRESS]  
b.) Residence Type: ☐ Apartment ☐ House ☐ Condo ☐ Other: [OTHER]  
c.) Bedroom(s): [#] Bathroom(s): [#]

1. **TENANCY-AT-WILL**. 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 or the minimum statutory limit required under state law, whichever is greater, from either the Landlord or Tenant (“Lease Term”).
2. **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]

1. **SERVICES & UTILITIES**. The Tenant shall be responsible for all services and utilities related to the Premises except for: [SERVICES & UTILITIES].
2. **ADDITIONAL TERMS**. [ADDITIONAL TERMS & CONDITIONS]

Landlord’s Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/) Date: \_\_\_\_\_\_\_\_\_\_\_\_  
Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant’s Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/) Date: \_\_\_\_\_\_\_\_\_\_\_\_  
Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_