

WEST VIRGINIA SIMPLE RENTAL LEASE AGREEMENT

PARTIES.

This West Virginia Lease Agreement ("Agreement") created on _____ between the **Lessor**, _____, address of _____ ("Landlord"), and **Lessee**, _____ ("Tenant"), address of _____.

THE RENTAL PROPERTY.

Address: _____.

TERM.

This lease term starts on _____ and ends on _____.

COMPENSATION.

- I. **Rent:** The Tenant shall pay the monthly rent on _____ of every month in the total amount of _____ to the Landlord.
- II. **Late Fee:** _____ maximum fee for late rent.
- III. **NSF Fee:** \$40 per bounced rent check.
- IV. **Security Deposits:** All deposits shall be paid by the Tenant to the Landlord on _____ in the total amount of _____.
- V. **Returns:** The Landlord must return all security deposits to the Tenant within 60 days of the lease end date or 45 days of the new Tenant start date. Whichever is shorter.

UTILITIES.

The Tenant shall pay for all utilities and services EXCEPT for:

_____.

RIGHTS TO ENTRY

The Landlord should give Tenant(s) a 24-hour notice prior to the entry of the rental property for any maintenance, repairs, or showings, unless it's an emergency.

PETS.

Pets: ALLOWED NOT ALLOWED on the Premises.

Pet Deposit Amount: _____.

ADDITIONAL TERMS & CONDITIONS.

SIGNATURES.

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

Printed Name: _____

Tenant Signature: _____ **Date:** _____

Printed Name: _____