

WEEK-TO-WEEK RESIDENTIAL LEASE AGREEMENT

This Week-to-Week Residential Lease Agreement (the "Agreement") is made and entered into on _____, by and between:

Landlord: _____

Address: _____

Phone: _____

Tenant: _____

Address: _____

Phone: _____

Property: _____

1. TERM

The term of this lease shall begin on _____ and continue a week-to-week basis until terminated by either party in accordance with the terms of this Agreement.

2. RENT

The Tenant agrees to pay the Landlord a weekly rent of \$_____, due on or before _____. Payment shall be made by:

Cash

Check

Direct Deposit to Account [Bank Details]

Late payments made after [Grace Period] days will incur a late fee of \$_____.

3. SECURITY DEPOSIT

The Tenant shall pay a refundable security deposit of \$[Deposit Amount] upon signing this Agreement. The security deposit will be returned to the Tenant within _____ days after the end of the lease term, less any deductions for damages or unpaid rent.

4. UTILITIES

The following utilities will be paid by the:

Landlord: _____

Tenant: _____

5. USE OF PROPERTY

The Tenant shall use the property solely as a residential dwelling. The Tenant may not sublease or assign this Agreement without prior written consent from the Landlord.

6. TERMINATION

Either party may terminate this Agreement with _____ written notice. Notice must be provided in writing and delivered by hand, email, or certified mail.

7. MAINTENANCE AND REPAIRS

The Tenant shall keep the property clean and in good condition.

The Tenant must promptly notify the Landlord of any damages or necessary repairs.

The Landlord is responsible for repairs not caused by the Tenant's negligence.

8. PETS

[] Pets are allowed with the following restrictions: _____.

[] Pets are NOT allowed on the premises.

9. GOVERNING LAW

This Agreement shall be governed by the laws of the State of _____.

10. POSSESSION. By taking possession, the Tenant accepts the Premises in its current condition unless stated otherwise. If the Landlord fails to deliver possession at the Lease Term's start, the Tenant may cancel this Agreement, and all pre-paid rent, fees, and the Security Deposit (if applicable) will be refunded.

11. ACCESS. The Landlord will provide keys, fobs, cards, or other necessary entry tools to the Tenant before or at the Lease Term's start. Duplicate or replacement access may require Landlord approval and fees. All access must be returned at the end of the lease, or replacement fees may apply.

12. SUBLETTING. The Tenant may not sublet the Premises without the Landlord's written consent. Approval of one subtenant does not apply to future subtenants.

13. ABANDONMENT. If the Tenant abandons the Premises for the minimum period set by State law or seven (7) days (whichever is shorter), the Landlord may terminate this Agreement immediately and remove all belongings from the Premises.

14. ASSIGNMENT. Tenant cannot assign this Lease without written approval from the Landlord. Approval for one assignment does not guarantee future approvals.

15. RIGHT OF ENTRY. Landlord may enter the Premises with 24 hours' notice for inspections, repairs, or showings to potential buyers or tenants.

16. MAINTENANCE & REPAIRS. Tenant must keep the Premises clean and return it in good condition (normal wear excepted). Alterations require Landlord's written consent. Landlord handles building repairs but is not responsible for appliances. Smoke detector batteries are provided at move-in; Tenant replaces them as needed. Fire extinguisher checks may be required.

17. NOISE/WASTE. Tenant must avoid waste, nuisances, and unlawful use of the Premises. Noise ordinances must be followed.

18. GUESTS. Only approved residents may live on the Premises. Guests are allowed for up to 48 hours unless approved in writing.

19. LAWS. Tenant must follow all laws and regulations related to the Premises.

20. DEFAULT. Tenant defaults by failing to pay rent, violating the Agreement or laws, abandoning the property, giving false info, engaging in crime, or possessing illegal substances. Landlord may terminate and take legal action.

21. MULTIPLE TENANTS. All Tenants are equally responsible. Notices to or from one apply to all.

22. DISPUTES. Disputes will be resolved through discussion before legal action.

23. SEVERABILITY. Invalid parts of this Agreement do not affect the rest.

24. SURRENDER. Premises are surrendered when vacant or keys are returned. Tenant must leave it in good condition.

25. RETALIATION. Landlord cannot retaliate unfairly.

26. WAIVER. Waivers must be in writing and don't apply to future breaches.

27. EQUAL HOUSING. Landlord must make reasonable accommodations for disabilities if requested in writing.

28. HAZARDOUS MATERIALS. The Tenant shall not possess any flammable, explosive, or hazardous materials on the Premises, except for everyday cooking or

appliance needs. Prohibited items include, but are not limited to, compressed gas, gasoline, propane, kerosene, fireworks, motor oil, or similar substances.

29. INDEMNIFICATION. The Landlord is not responsible for injuries or property damage on the Premises or common areas unless caused by the Landlord's sole negligence. The Tenant agrees to hold the Landlord harmless from claims and is encouraged to purchase renter's insurance.

30. COVENANTS. All covenants and conditions in this Agreement apply to and bind the parties' heirs, legal representatives, and assigns.

31. UNINHABITABLE PREMISES. If the Premises becomes uninhabitable due to irreparable damage, the Tenant may terminate this Agreement with written notice. If the damage is due to the Tenant's negligence, they are responsible for repair costs, lost rental income, and any proven losses incurred by the Landlord.

32. SIGNATURES

By signing below, the parties agree to the terms outlined in this Week-to-Week Lease Agreement.

Landlord's Signature: _____

Date: _____

Tenant's Signature: _____

Date: _____