

OPSPLY TEMPLATES

Month-to-Month Rental Agreement

Full rental agreement for short-term, flexible tenancies —
no 12-month commitment required.

\$39

One-Time Purchase

PDF

Fully Editable

~20 min

To Complete

OVERVIEW

When a 12-Month Lease Isn't the Right Fit

A month-to-month rental agreement gives both landlord and tenant maximum flexibility — the tenancy continues automatically each month until either party provides proper written notice. It's the right tool for furnished rentals, temporary housing, transitional tenants, and landlords who want to retain the option to sell or re-occupy.



For Landlords

Retain flexibility to end the tenancy with proper notice if circumstances change



For Tenants

Freedom to move without breaking a long-term lease — ideal for job relocations



Legally Sound

Written agreement prevents disputes over notice periods and rent obligations



Fast to Complete

Fill in the blanks — ready to sign and execute the same day

Legal disclaimer: This template is provided for informational purposes only and does not constitute legal advice. Notice period requirements and tenant rights vary significantly by state. Consult a licensed attorney before execution.

Month-to-Month Residential Rental Agreement

This Month-to-Month Rental Agreement ("Agreement") is entered into as of **[DATE]**, between:

Landlord: _____ ("Landlord")

Tenant(s): _____ ("Tenant")

Property: _____ ("Property")

1. Term

This Agreement commences on **[START DATE]** and continues on a month-to-month basis until terminated by either party with written notice as specified in Section 9 below.

2. Rent

MONTHLY RENT

\$ _____

DUE DATE

____ of each month

Late Fee: \$ _____ after ____ days | Accepted Payment Methods: _____

Returned Check Fee: \$ _____

3. Security Deposit

Security Deposit Amount: \$ _____ — due at signing.

Deposit will be returned within **[X days]** after Tenant vacates, less deductions for unpaid rent and damage beyond normal wear and tear.

4. Utilities & Services

Included in rent: ☐ Water ☐ Gas ☐ Electric ☐ Trash ☐ Internet ☐ None

Tenant responsible for: _____

5. Occupants

Only the following individuals may reside at the Property:

_____. Overnight guests staying more than **[X consecutive nights]** require Landlord's prior written consent.

6. Pets

☐ No pets permitted ☐ Pets permitted per attached Pet Addendum

7. Maintenance & Repairs

Tenant shall keep the Property in clean and sanitary condition. Tenant shall promptly notify Landlord of any damage or need for repair. Tenant is responsible for minor maintenance including replacing light bulbs and keeping drains clear. Landlord is responsible for all major systems (HVAC, plumbing, electrical) unless damage is caused by Tenant's negligence.

8. Entry by Landlord

Landlord shall provide **[24/48] hours** advance written notice before entering the Property, except in the case of emergency.

9. Termination Notice

Either party may terminate this Agreement by providing **[30/60] days written notice**.
Notice must be delivered in writing by: ☐ Email ☐ Certified Mail ☐ Personal Delivery.
Tenant remains responsible for rent through the end of the notice period.

10. Signatures

Landlord Signature / Date

Tenant Signature / Date

Printed Name

Printed Name

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