Month-to-Month Lease Agreement — State of Ohio

State of Ohio

Monthly Rent: _______________	**Security Deposit:** _______________
Lease Term: Month-to-Month	**Rent Due:** 1st of month

PARTIES & LEASED PREMISES

This Month-to-Month Rental Agreement ("Agreement") is made and entered into on this ___ day of _________, 20__, by and between _______________ ("Landlord"), and _______________ ("Tenant"). Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the residential premises located at: _______________ ("Premises").

TENANCY TERM & TERMINATION NOTICE

TENANCY TERM: This tenancy shall begin on a month-to-month periodic basis. Either Landlord or Tenant may terminate this Agreement by providing at least thirty (30) days' written notice to the other party prior to the next rent payment due date.

MONTHLY RENT & PAYMENT TERMS

RENT: Tenant shall pay Landlord a monthly rent of _______________ in advance, on the 1st day of each month. Payment shall be made via _______________. If rent is not paid in full by the due date, Tenant shall be subject to late fees in accordance with the laws of the State of Ohio.

SECURITY DEPOSIT HELD & RETURN

SECURITY DEPOSIT: Tenant shall deposit the sum of _______________ with Landlord as security for any damage caused to the Premises during the tenancy. Landlord shall hold and return the deposit in compliance with the laws of the State of Ohio. Landlord shall return the deposit to Tenant within the maximum timeframe permitted by state law.

UTILITIES & UTILITY PAYMENTS

UTILITIES: Landlord shall pay for the following utilities: None. Tenant shall be responsible for and pay for all other utilities, including: All other utilities.

PETS & PROPERTY POLICIES

PETS & POLICIES: No pets of any kind shall be kept on the Premises without the prior written consent of the Landlord.

PARKING: Parking space allocation is established as follows: Unassigned spaces.

GOVERNING LAW

This Agreement shall be governed by, and construed in accordance with, the laws of the State of Ohio.

This Agreement represents the entire understanding between the parties regarding the periodic tenancy of the Premises.

STATE-REQUIRED PROVISIONS

OHIO LANDLORDS AND TENANTS ACT (OHIO REV. CODE § 5321.16): SECURITY DEPOSIT AND ITEMIZED ACCOUNTING MUST BE RETURNED WITHIN 30 DAYS. DEPOSITS EXCEEDING ONE MONTH'S RENT HELD OVER 6 MONTHS BEAR 5% STATUTORY INTEREST. LANDLORD MUST GIVE 24 HOURS' ENTRY NOTICE (OHIO REV. CODE § 5321.04).

SIGNATURES

____________________________	____________________________
Signature	Signature
Landlord: ______________	**Tenant: ______________**
Date: ________________	Date: ________________