

Month-to-Month Lease Agreement — State of Texas

State of Texas

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 periodic termination date, in accordance with Texas Property Code Section 91.001.

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 Texas.

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 Texas. Landlord shall return the security deposit to Tenant within 30 days after the Tenant vacates and provides a written forwarding address, pursuant to Tex. Prop. Code § 92.103.

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 Texas.

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

STATE-REQUIRED PROVISIONS

TEXAS RESIDENTIAL TENANCIES ACT (TEX. PROP. CODE § 92.103): SECURITY DEPOSIT AND ITEMIZED DEDUCTIONS MUST BE REFUNDED WITHIN THIRTY (30) DAYS OF TENANT VACATING AND PROVIDING A WRITTEN FORWARDING ADDRESS.

TEXAS SECURITY DEVICES REQUIREMENT (TEX. PROP. CODE § 92.153): LANDLORD WARRANTS THAT THE PREMISES IS EQUIPPED WITH WINDOW LATCHES, DOOR VIEWERS, KEYLESS BOLTING DEVICES, AND PIN LOCKS AS REQUIRED BY TEXAS PROPERTY CODE SUBCHAPTER D.

SIGNATURES

Signature

Landlord: _____

Date: _____

Signature

Tenant: _____

Date: _____