

MONTH TO MONTH RENTAL AGREEMENT

Tucker & Tucker Investments, LLC

PO Box 484, Welch, OK 74369

(918) 533-7818

This **MONTH TO MONTH Rental Agreement** is made and entered into on this the ____ day of _____, and between **Tucker & Tucker Investments, LLC**, herein referred to as LANDLORD, and (please print name/names) _____ herein after referred to as TENANT/(s). Landlord rents/leases month-to-month to TENANT and TENANT rents/leases from LANDLORD the dwelling located at _____ **Welch, OK** herein known as PREMISES, upon the terms and condition contained in this agreement. TENANT shall pay as rent/lease \$ _____ per month, and **TENANT will also be responsible for utilities (which are held in the name of the LANDLORD and will be billed to TENANT each month)** all of which is to be **PAID EACH MONTH** on or before the **1st day of each month**. TENANT also agrees that **\$ 200.00** will be paid for first month's utilities. This is not a deposit but an estimated amount for utilities for the first month and is nonrefundable. The first rent/lease sum and first month's utility must be paid before TENANT is given entry to PREMISES. A service charge of **\$35** will be paid to LANDLORD for a dishonored check. After one dishonored check, LANDLORD will no longer accept checks. **Failure to pay entire rental fee and/or utilities by the contracted due date will be considered a notice of termination of the rental agreement by both parties, and TENANT shall evict the premises.**

TENANT also agrees and abides by the following terms of the rental agreement:

Tenant agrees that landlord is in no way responsible for injuries or accidents to tenant or tenant's family members or guest.

Tenant agrees not assign this premises nor sublet any portion of this premises or property, not to allow any other person to live therein other than person or persons stated at the time of this contract.

List all adults and children that will be living in PREMISES.

Tenant agrees to accept the property in its current condition and upon vacating the premises will be in that same condition and in a move in ready clean condition. Tenant agrees to keep dwelling clean, sanitary and must remove debris, garbage and trash from inside and outside of the dwelling.

Tenant agrees to give written notice of one full calendar month prior to termination of the agreement.

Tenant agrees that any fixtures or equipment belonging to landlord remain on premises.

Tenant understands that this premises is not furnished. Appliances or furnishing that belong to the Landlord will remain on premises and that Landlord will not make repairs or replace them.

Tenant agrees that there are absolutely **NO PETS** allowed in or on premises.

Tenant agrees that **NO SMOKING** is allowed inside premises or within ten feet of the residence and outside shall remain free of ashes and butts.

Tenant agrees that only **2 running cars** are permitted on premises. Tenant uses designated parking only (**no parking on grass areas**) The designated parking place is

Tenant agrees to **REPORT** water leaks, plumbing problems and any other problems with the premises immediately to prevent further damage. Tenant agrees to normal maintenance and cleaning such as changing H/A filters on a regular basis to prevent damage. Tenant will be held responsible for repairs caused by failure to report these issues or other issues that could result in damage to said premises.

Tenant will be responsible for their own **INSURANCE**. Landlord does not carry insurance on property or possessions belonging to Tenant. Landlord shall not be liable for any loss to tenant's property by fire, theft, breakage, burglary, natural disaster or otherwise nor for any accidental damage to person or their property in or about the premises resulting from electric failure water rain windstorm to and earthquake ice or snow...etc.

Tenant must not make any physical **CHANGES** to the premises either inside or outside without specific written permission of the landlord. This includes paint, fixtures, fencing, adding out buildings, permanent play structures or permeant landscapes changes without specific written permission of the landlord.

Tenant agrees that **FAILURE TO ABIDE** by all terms stated in agreement gives landlord rights for eviction and tenant agrees that the eviction notice of thirty days will be given if tenant is current on rent. As stated above failure to pay in full is considered notice of eviction of tenant and by landlord.

Tenant agrees to give **30 DAY WRITTEN NOTICE** to dissolve rental agreement.

Tenant agrees landlord has the right to **EMERGENCY ACCESS** to the rented/leased premises and property at any time and access during reasonable hours to inspect the property or show property to prospective tenants or buyers. In the event that the premises is sold, the tenant has at least thirty day to evict the premises.

Tenant agrees that failure to abide by the above terms can result in immediate eviction.

Any exercise or failure to exercise by the Landlord shall not act as a waiver of any other rights.

_____ known as TENANT agrees that have read and agrees to all the terms stated in this rental agreement. TENANT agrees that failure to abide by terms stated in this contract will result in eviction.

Tenant Signature

Date

Tenant Signature

Date

Phone #

Phone #

Mailing Address