

Month-to-Month Lease Contract Form Sample

Use this **month-to-month lease contract form sample** to create a flexible rental agreement that benefits both landlords and tenants. This template outlines essential terms and conditions, ensuring clear communication and legal protection. Ideal for landlords seeking a straightforward, renewable lease option.

1. Parties

Landlord Name: _____

Tenant Name: _____

2. Property

Rental Property Address: _____

3. Term

This agreement shall commence on _____ and will continue on a month-to-month basis until terminated by either party with at least thirty (30) days' written notice.

4. Rent

Monthly Rent Amount: \$_____

Rent is due on the _____ day of each month, payable to the landlord at the address specified above or at another location designated in writing by the landlord.

5. Security Deposit

Deposit Amount: \$_____

The security deposit will be returned to the tenant, minus any deductions for damages or unpaid rent, within the time frame specified by local laws after the end of the lease.

6. Utilities & Maintenance

Utility/Service	Landlord Responsible	Tenant Responsible
Electricity	<input type="checkbox"/>	<input type="checkbox"/>
Water/Sewer	<input type="checkbox"/>	<input type="checkbox"/>
Trash Collection	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

7. Termination

Either party may terminate this agreement with at least thirty (30) days' written notice. The tenant must vacate and return the property to the landlord in the same condition as received, except for normal wear and tear.

8. Additional Terms

9. Signatures

Landlord Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

This month-to-month lease contract is a sample and does not constitute legal advice. Consult local laws or a qualified attorney before use.