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Updated March 19, 2023A lease agreement is a contract between a landlord that rents property to a tenant in exchange for monthly payments.

The first (1st) month's rent and security deposit must be paid when signing the agreement. After the lease is signed, the tenant will be given access to the property on the first day of the term (unless otherwise agreed upon). By State By Type (13) One Page Lease Agreement – For residential use as a simple agreement between a landlord and tenant. For a fixed term such as 12 months



Download: Adobe PDF, MS Word, OpenDocument Commercial Lease Agreements – For the use of any type of retail, office, or industrial space. Download: Adobe PDF, MS Word, OpenDocument Equipment Lease Agreement – Residential unit that is owned by an individual in a complex with other individually owned residences.

Download: Adobe PDF, MS Word, OpenDocument Equipment Lease Agreement – To rent any type of device, tools, or similar item. Download: Adobe PDF, MS Word, OpenDocument Family Member Rental Agreement – When a relative comes to live in the same home as a family member. Use to protect the rights of both parties.

Download: Adobe PDF, MS Word, OpenDocument Hunting Lease Agreement – For individuals that would like to hunt on someone else's private land. Download: Adobe PDF, MS Word, OpenDocument Month-to-Month Lease Agreement – Also known as a "tenancy-at-will," this allows the tenant and landlord to have a binding arrangement that may be altered with 30 days' notice. Download: Adobe PDF, MS Word, OpenDocument Parking Space Rental Agreement – For a nautomobile, recreational vehicle (ATV), or motorcycle. Download: Adobe PDF, MS Word, OpenDocument Rent-to-Own Lease Agreement – For a roommate seeking others to join in payments or an enough that structures rent in a residential Lease Agreement – Typically for a one-year period but can be for any fixed period. Download: Adobe PDF, MS Word, OpenDocument Sublease (Sublet) Agreement – The renting of space a tenant has to someone else. Download: Adobe PDF, MS Word, OpenDocument The Leasing Process (8 steps) 1.



Tenant Views the Space Before a lease agreement is drawn up, the tenant will usually view the space and see if it's acceptable to their living standards. If they like it, they will make an offer to the real estate agent, manager, or landlord. The offer will usually be based on the monthly rent amount. 2. Rental Application Any offer made will require the tenant to authorize a rental application and pay a small fee (see maximum amounts (\$) by state). This gives consent to the landlord to legally perform a credit and background check. 3. Landlord Runs a Consumer Report The landlord is highly recommended to run a consumer report that, depending on the state, will allow them to view the tenant's credit and background reports. For example, states such as Washington and New Jersey do not allow a landlord to use an application, the tenant should have listed references such as past employers and landlords. The landlord should contact the individuals provided via phone and ask about the character of the tenant and if they have paid rent on time during their tenancy.

RENTAL AGREEMENT The Tenant(s) known as , hereby agree to rent the The premises are to be occupied by the above named tenants only. Tenant may not sublet TERM The term shall commence on _ __ of each month in full. LATE FEES In the event rent is not paid by the _____(_5th) day after due date, Tenant agrees to UTILITIES Tenant shall be responsible for the payment of the following utilities: water, electric, gas, APPLIANCES Appliances provided in this rental are: stove, refrigerator, dishwasher, washing machine, Repairs will be born by said Tenants if damage is due to negligence of Tenants. SECURITY Amount of security deposit is \$_____. Security shall be held by Landlord until Tenants have vacated the premises and Landlord has inspected it for damages. Tenant shall <u>not</u> have apply Security Deposit in payment of any rent. Security deposits must be raised proportionately with rent INSURANCE Tenant is responsible for liability/fire insurance coverage on premises. Tenant agrees to "Renter's Insurance" policy and to provide Owner or agent with a copy of policy within seven (7) days of NOTICES Should tenant decide to vacate the premises, a ______ day written notice to the landlord Should landlord decide to have tenants vacated, a ______ day written notice is required. Tenant premises to be shown at any and all reasonable times for re-rental. REAL ESTATE COMMISSION (If applicable) In the event a commission was earned by a real estate shall not take possession of the premises unless all fees due broker are paid in full as agreed.

when this lease is signed by the Tenant(s). It is solely for locating the rental for the Tenant and is not any circumstances regardless of any disputes or conditions between the Landlord and Tenant before

ACKNOWLEDGMENT Tenants hereby acknowledge that they have read, understand and agree to

5. Approving the Tenant If the tenant is approved, a lease agreement should be written by the landlord in accordance with the terms negotiated. The main negotiated items of a lease are the following: Monthly Rent Amount (\$) – How much the tenant has to pay and due on the 1st of each month. Security Deposit – This is determined by the landlord but cannot be more than the maximum (\$) state requirement. Utilities – Such as electricity, water/sewer, cable, internet, heat, etc. Fee(s) – Such as parking, pets, trash, etc. Move-in Date – The day the tenant will take occupancy. Term – A standard lease is 12 months but can be any agreed-upon term. 6. Lease Signing When both parties sign the lease it becomes legally binding until the end of its term. The most common ways to sign are in-person or electronically (DocuSign or eSign). Tenant's Obligations (4) – When signing, the tenant is commonly required to pay: First (1st) month's rent; Security deposit; Last month's rent; and Any other fees that are due during the 1st month of occupancy. Landlord's Obligations (3) – When signing, the landlord is responsible for providing: Lead-Based Paint Disclosure – Required if the residence was built prior to January 1, 1978, to disclose the possibility of hazardous paint on the premises.



Move-in Inspection Checklist – Prior to or when moving in, the tenant and landlord should inspect the property and write down any existing damage.

Photos should be taken and documented with timestamps. This is required in 17 states. State Disclosures – Any disclosures required under state law. 7. Taking Occupancy Access to the property is granted on the 1st day of the lease term (unless otherwise agreed). If the tenant moves in before the start of the term, the tenant pays rent based on the pro-rate number of days entering early on the property (ex. if the tenant moves in 10 days early and the rent is \$1,500/mo, the tenant is obligated to pay \$500). 8. End of the Lease At the end of the lease period, the landlord must decide whether to renew the lease. If the landlord chooses not to renew, the tenant is required to move out and provide their forwarding address. The landlord must return the security deposit back to the tenant, less any deductions, in accordance with state law.

Name	RENT	RENT INVOICE		
Subtotal Other Total Terms and Conditions Thank you for your business. Please send payment within days of receiving this invoice. There	Name: Name: Company Name: Company Name: Street Address: Street Address: City, ST ZIP Code: City, ST ZIP Code:	Invoice Date:		
Thank you for your business. Please send payment within days of receiving this invoice. There	Property Address	Subtotal Other		
	Thank you for your business. Please send payment with			
Page 1 of 2	Ē	Page 1 of 2		

to charge as much as desired as long as it is written in the lease

inspection (excl. weekends and holidays) § 33-1321 Arkansas 2 months' rent (furnished), 3 months' rent (furnished) rent is 62 years or older, 2 months' rent if younger 30 days from the move-out date or 15 days from the termination date Title 25 § 5514 Florida No limit 30 days if deductions, 15 days if no deductions § 83.49(3)(a) Georgia No limit 1 month from the termination date § 44-7-34 Hawaii 1 month's rent (excluding pet fee) 14 days if not § 6-321 Illinois No limit 30 days if deductions, 45 days if not etermination date § 32-31-3-12 Iowa 2 months' rent 30 days after the tenant has vacated § 562A.12 Kansas 1 month's rent (unfurnished), 1.5 months' rent (furnished) 30 days from the lease termination date § 383.580(7) Louisiana No limit 1 month from the termination date Revised Statute 9:3251 Maine 2 months' rent 30 days if the lease is fixed-period, 21 days if tenancy-at-will § 6032, § 6033 Maryland 2 months' rent 45 days from the termination date § 8–203 Massachusetts 1 month's rent 30 days from the termination date § 8–203 Massachusetts 1 month's rent 30 days from the termination date § 8–203 Massachusetts 1 month's rent 30 days from the termination date § 8–204 Massachusetts 1 month's rent 30 days from the termination date § 8–205 Massachusetts 1 month's rent 30 days from the termination date § 8–206 Massachusetts 1 month's rent 30 days from the termination date § 8–207 Massachusetts 1 month's rent 30 days from the termination date § 8–207 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the termination date § 8–208 Massachusetts 1 month's rent 30 days from the ter weeks from the termination date § 504B.178 Mississippi No limit 45 days from the end of tenancy § 89-8-21 Missouri 2 months' rent 30 days if no deductions § 70-25-202 Nebraska 1 month's rent (excluding pet fee) 14 days of move-out § 76-1416 Nevada 3 months' rent 30 days from the end of tenancy NRS 118A.242 New Hampshire 1 month's rent or \$100, whichever is greater 30 days, 20 days if the property is shared with the landlord RSA 540-A:7 New Jersey 1.5 months' rent 30 days from the termination date § 46:8-21.1 New Mexico 1 month's rent for leases 1-year and under. No limit for residential leases more than 1-year 30 days from the termination date § 47-8-18 New York 1 month's rent unless the deposit or advance is for a seasonal use dwelling unit 14 days after the tenant has vacated Emergency Tenant Protection Act 576/74(f), § 7-108 (e) North Carolina 2 months' rent, for tenancy-at-will only 1.5 months' rent 30 days if no deductions, if deductions, if deductions then an additional 30 days § 42-51, § 42-52 North Dakota 1 month's rent if pets 30 days from the termination date § 47-16-07.1 Ohio No limit 30 days from the termination date § 47-16-07.1 Ohio No limit 30 days from the termination date § 41-115(B) Oregon No limit 31 days from the termination date § 90.300 Pennsylvania 2 months' rent 30 days from the termination date § 27-40-410 South Dakota 1 month's rent 14 days if no deductions, 45 days if deductions § 43-32-6.1, § 43-32-24 Tennessee No limit 30 days from the termination date § 66-28-301 Texas No limit 30 days from the termination date § 57-17-3 Vermont No limit 14 days, 60 days if a seasonal property § 4461 Virginia 2 months' rent 45 days from the termination date or the date the tenant vacates the dwelling unit, whichever occurs last § 55.1-1226(A) Washington No limit 21 days from tenant's move-out date § 59.18.280 West Virginia No limit 30 days from lease termination or 15 days from receiving the tenant's forwarding address, whichever is lesser § 1-21-1208(A) Landlord's Access Give the tenant a notice to enter prior to accessing the property. It can be given to an occupant, posted or placed under their door, or mailed to them (6 days before the entry date). When is Rent Due? (grace periods) A grace period protects the tenant from being charged a late fee or being evicted during such time period. Although, the rent is still considered late and may reflect negatively on the tenant's rental history. State When is Rent Due? Laws Alabama On the due date (no grace period) § 35-9A-161(c) Alaska On the due date (no grace period) § 35-9A-161(c period) AS 34.03.020(c) Arizona On the due date (no grace period) ARS 33-1314(c) Arkansas On the due date (no grace period) CIV Code 1947 Colorado Not defined, but there is a 7-day grace period before a late fee may be imposed C.R.S. § 38-12-105 Connecticut 9-day grace period. § 47a-3a(a), § 47a-15a Delaware On the due date in the lease, but there is a 5-day grace period before a late fee may be imposed Title 25, § 5501(b), Title 25, § 5501(b), Title 25, § 5501(d) Florida On the due date (no grace period) § 83.46(1) Georgia Not defined No statute Hawaii On the due

2703(1) Maine 15-day grace period Chapter 710, §6028(1) Maryland On the due date (no grace period) § 54.131 Minnesota Not defined No statute Mississippi Not defined No statute Not defined No statute Not defined No statute Mississippi Not defined No statute Not defined No statute Mississippi Not defined No statute Not defined No statute Not defined No statute Mississippi Not defined No statute Not d

date (no grace period) § 521-21(b) Idaho Not defined No statute Illinois Not defined No statute Indiana Not defined No statu

State Late Rent Fees (maximum allowed) Laws Alabama Not defined No statute Alaska Not defined No statute Arizona No maximum, although it must be stated in the lease. ARS 33-1368(B) Arkansas Not defined No statute California Must be a "good faith estimate of the damages likely to be suffered by the landlord in the case of a late payment." Also, the late fee must be written in the lease. Orozco v. Casimiro, 121 Cal. App.4th Supp. 7 (2004), CIV Code 1962 Colorado \$50.00 or 5% of past due rent C.R.S. § 38-12-105 Connecticut Not defined No statute Delaware 5% of the monthly rent amount Title 25, § 5501(d) Florida Not defined No statute Georgia "All contracts for rent shall bear interest from the time the rent is due" Hawaii 8% of the monthly rent amount § 521-21(f) Idaho Not defined Chicago only – \$10.00 per month for the first \$500.00 in monthly rent plus five percent per month for any amount in excess of \$500.00 in monthly rent for the late payment of rent. No statute 5-12-140(h) Indiana Not defined No statute Iowa If the rent does not exceed \$700/month, the late cannot exceed more than \$12/day per day or \$60/month. If the rent is greater than \$700/month, the late cannot exceed more than \$20/day or \$100/month. 562A.9(4) Kansas Not defined No statute Kentucky Not defined No statute Louisiana Not defined No statute Maine 4% of the monthly rent amount Chapter 710, \$6028(2) Maryland 5% of the monthly rent amount NRS 118A.210(4)(a) Prop. § 8-208(d)(3) Massachusetts Not defined No statute Missouri Not defined No statute Missouri Not defined No statute Nevada 5% of the monthly rent amount NRS 118A.210(4)(a)

New Hampshire No defined No statute New Jersey Outside Jersey City only - \$35 No sstatute Ord. 20-036 New Mexico 10% of the monthly rent amount, whichever is less Housing Stability and Tenant Protection act of 2019 North Carolina \$15 or 5% of the monthly rent amount, whichever is greater. \$42-46(a)(1) North Dakota Not defined No statute Ohio Not defined No statute Oregon 5% of the monthly rent amount, charged once for each succeeding 5-day period ORS 90.260(2)(c) Pennsylvania Not defined No statute Not defined No statute Vermont Not defined No statute Wisconsin Not defined No statute Used Not defined No statute Vermont Not defined No statute Only Not defined No statute Vermont Not defined No statute Vermont Not defined No statute South Not defined No statute Vermont Not defined No statute Vermon

amount per occurrence. Section X. Late Fee (17) Whether or not there is a late fee, enter when rent is considered late and the fee for each occurrence or day rent is late.

Section XI. First Month's Rent (18) If the first month's rent is due at lease signing or on the 1st day of the lease term. Section XII. Pre-Payment of Rent. (19) If the tenant is required to pre-pay rent in advance it should be selected. This is common with tenants with no or bad credit history. Section XIII. Proration Period. (20) The proration period is selected if the tenant wants to move-in before the lease start date. They will commonly have to pay the prorated amount of rent based on the number of days they moved in early.

Section XIV. Security Deposit (21) If there is a security deposit, it should be selected and the amount entered. Most commonly, this is equal to one (1) month's rent but can be the maximum under State law. Section XV. Move-in Inspection is required. This is always recommended to protect the tenant from

their security deposit being wrongfully deducted at the end of the lease for pre-existing damage to the premises. Section XVI. Parking (23) Mark whether or not the landlord will provide parking on the premises.

If the landlord is to provide parking, enter if there is a fee or not for each vehicle. Section XVII. Sale of Property (24) If the landlord would like the option for the tenant to move out upon the sale of the property, it should be selected.

Section XVIII. Utilities (25) Enter all utilities that the landlord will usually allow this for a fee of one (1) month's rent. Section XX. Smoking Policy (27)

Lets the landlord set the smoking policy on the premises. In California for example, this is a required to be stated in the lease. Section XXI.

Pets (28) Establish a pet policy. If pets are allowed, the landlord can limit the number of pets, types, and how much they weigh. Section XXII. Waterbeds (29) It is highly recommended to detail in the lease whether or not waterbeds are allowed. Section XXIII. Notices (30) It is required in almost every State that the landlord's address is provided for official notices. (31) Although not required, it's highly recommended that the tenant's address of the premises). Section XXIV. Agent/Manager (32) If the landlord has an agent or manager that maintains the property, their name, telephone, and e-mail should be entered. Section XXVII. Lead Paint (33) If the premises was built prior to 1978, according to federal law, the lead-based paint disclosure form must be attached to the lease.

Additional Terms and Conditions (34) If there are additional terms and conditions that need to be written they can be in this section. If none, leave blank, When it comes to letting someone rent your house, it is best to have rent receipts ready to be issued for when the tenant asks for a copy or to just readily give once they have made their respective payments. It is also an implication that both of the parties understand and agree with the payment conditions. These documents can also help fix problems that may arise because of rental issues. It is also an implication that both of the parties understand and agree with the payment conditions. These documents can also help fix problems that may arise because of rental issues. It is also an implication that both of the parties understand and agree with the payment so the payment so the payment so the payment for the parties of the parties are considered by the payment for the rent, you should provide a rent receipt form in PiPDetailsFile FormatSize: 4 KBDownloadHouse Rent Receipt FormatAs someone who is managing the rental of your house, every time your tenant gives you the payment for the rent, you should provide a rent receipt in order to have a documentation of the transition of the parties in the receipt in order to have a documentation of the transition of the transition of the parties of the head to a payment for the rent, you should provide a rent receipt in order to have a documentation of the transition of the transition of the transition of the payment for the rent, you should provide a rent receipt in order to have a documentation of the transition of the payment for the rent, you should provide a rent receipt in order to have a documentation of the transition of the transition of the transition of the payment for the rent, you should provide a rent receipt to make the payment for the rent, you should provide