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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.

House Rent Receipt							
Date: _____	Receipt No: _____						
Received From: _____ the amount of \$ _____							
For Payment of _____							
From _____ to _____							
<input type="checkbox"/> Cash	<table border="1"><tr><td>Total Amount to be Received</td><td></td></tr><tr><td>Amount Received</td><td></td></tr><tr><td>Balance Due</td><td></td></tr></table>	Total Amount to be Received		Amount Received		Balance Due	
Total Amount to be Received							
Amount Received							
Balance Due							
<input type="checkbox"/> Cheque No: _____							
<input type="checkbox"/> Money Order							
Received By: _____ [Name]							
Address: _____							
Phone: _____							
House Rent Receipt Template							

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 Condominium (Condo) Rental 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 – Make a contract to park an automobile, recreational vehicle (RV), all-terrain vehicle (ATV), or motorcycle. Download: Adobe PDF, MS Word, OpenDocument Rent-to-Own Lease Agreement – Agreement that structures rental payments in combination with payments to own the property. Download: Adobe PDF, MS Word, OpenDocument Roommate (Room Rental) Agreement – For a roommate seeking others to join in paying rent in a residential unit together. This may be completed by a new roommate or as a collective group. Download: Adobe PDF, MS Word, OpenDocument Standard 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 Vacation (Short-Term) Rental Agreement – For a term that usually ranges only for a few days between an owner of a home, apartment, condominium, or any other type of residence. Download: Adobe PDF, MS Word, OpenDocument Weekly Rental Agreement – A tenant who resides in a residential space with rent being paid every seven days. Download: Adobe PDF, MS Word, OpenDocument The Leasing Process (8 steps) 1.

RENT RECEIPT	
Received From: _____	Date: _____
For Property at: _____	Amount \$: _____
For Rental Period: _____	<input type="checkbox"/> Cash
Received by: _____	<input type="checkbox"/> Check # _____
(LANDLORD NAME)	<input type="checkbox"/> Money Order
(STREET ADDRESS)	
(CITY, STATE, ZIP)	
(PHONE NUMBER)	

RENT RECEIPT	
Received From: _____	Date: _____
For Property at: _____	Amount \$: _____
For Rental Period: _____	<input type="checkbox"/> Cash
Received by: _____	<input type="checkbox"/> Check # _____
(LANDLORD NAME)	<input type="checkbox"/> Money Order
(STREET ADDRESS)	
(CITY, STATE, ZIP)	
(PHONE NUMBER)	

RENT RECEIPT	
Received From: _____	Date: _____
For Property at: _____	Amount \$: _____
For Rental Period: _____	<input type="checkbox"/> Cash
Received by: _____	<input type="checkbox"/> Check # _____
(LANDLORD NAME)	<input type="checkbox"/> Money Order
(STREET ADDRESS)	
(CITY, STATE, ZIP)	
(PHONE NUMBER)	

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 applicant's criminal record against them. Recommended Services 4. Verify References On the completed rental 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 located at _____

The premises are to be occupied by the above named tenants only. Tenant may not sublet

TERM The term shall commence on _____ at \$ _____ per month of each month in full.

LATE FEES In the event rent is not paid by the _____ (5th) day after due date, Tenant agrees to charge of \$ _____

UTILITIES Tenant shall be responsible for the payment of the following utilities: water, electric, gas, Telephone.

APPLIANCES Appliances provided in this rental are: stove, refrigerator, dishwasher, washing machine, conditioner(s).

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 not 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 execution.

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 occupancy is taken.

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. Fees(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.

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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-rata 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.

