



MONTH TO MONTH RENTAL AGREEMENT

2A

(1-4 Units)

NAME(S): _____
 ADDRESS: _____ UNIT: _____
 CITY: _____ STATE: _____ ZIP: _____
 Month to month tenancy beginning: ____/____/____. MONTHLY RENT: \$ _____. Rent payable on the ____ day of each month or if left blank on the first. Rent prorated from ____/____/____ to ____/____/____ is \$ _____ due on: ____/____/____.

LATE FEE:
 If payment is not received by midnight on the 4th day (select one only)
 ___ One charge per rental installment \$ _____/mo limited to amount customary in rental area.
 ___ Per-day late fee shall not exceed \$ _____/day 6% of the amount customary in rental area.
 ___ Incremental late fee shall not exceed 5% of monthly rent for each 5 days of delinquency or portion thereof. \$ _____/5 days

	DEPOSITS (Refundable)	FEES (Non-Refundable)	TOTAL
Cleaning:	\$ _____	\$ _____	\$ _____
Security:	\$ _____	\$ XXXXXXXX	\$ _____
Keys:	\$ _____	\$ _____	\$ _____
Pet:	\$ _____	\$ _____	\$ _____
_____:	\$ _____	\$ _____	\$ _____
_____:	\$ _____	\$ _____	\$ _____
Monthly Rent:			\$ _____
Deposit on last month's rent:			\$ _____
Deposit to hold credit:			\$ _____
TOTAL payable before move-in:			\$ _____

RETURNED CHECK CHARGE: \$ _____/Return
DELIVERY OF NOTICE FEE: \$ _____/Occurrence
SMOKE DETECTOR TAMPERING FEE: \$ _____/Occurrence

O=OWNER PAYS: T=TENANT PAYS: THE FOLLOWING ARE FURNISHED:

___ Electricity	___ Water	___ Range	___ Garbage Disposal
___ Cable	___ Sewer	___ Dishwasher	___ Drapes/Blinds
___ Garbage	___ Gas	___ Refrigerator	___ Garbage Can

YARD CARE:
 ___ Owner/Agent or their Agent shall maintain lawn and landscaping and may enter for that purpose without prior notice.
 ___ Tenant shall mow, water, and maintain lawn as reasonably required. Rent has been adjusted by \$50.00 per month to compensate tenant for service. If necessary for owner/agent to perform work, tenant shall be billed actual cost.

UTILITY OR SERVICE CHARGE:
 Type of utilities or services to be charged to tenant _____
 Basis for apportionment of utility or service charge to common areas: _____ (e.g., by square footage, by number of units)

MAKE PAYMENTS TO:
 Name: _____ Telephone: _____ - _____
 Address: _____
 City/State/Zip: _____

OCCUPANCY:
 Only the following persons shall occupy the unit: _____

 Parking Space(s): _____ Storage: _____

FOR SERVICE of Notices to Owner/Agent pursuant to ORS90.155 and ORS90.305:
 Name: _____ Street Address: _____

Do you have water-filled furniture? Yes No; Do you have insurance to cover damage resulting from water-filled furniture? Yes No;
 You are liable for all damages caused by water-filled furniture.

TERMS AND CONDITIONS:

- 1. RULES:**
- Pets/etc.: No dogs, cats, other animals, aquariums, water beds, pianos, or organs are allowed without the written consent of the Owner/Agent except _____.
 - Guests/Occupants: Written permission from the Owner/Agent is required if any guest remains for more than _____ days/nights in any _____ month period.
 - Law: Owner/Agent and Tenant shall comply with all rules and regulations pursuant to this agreement and with all local, state, and federal laws.
 - The prevailing party shall be entitled to court costs, attorney fees, and/or any other amount allowed under Oregon Statutes.
 - Upon obtaining telephone service, Tenant agrees to provide this number to Owner/Agent.
 - Tenant shall return premises to Owner/Agent in every way clean. The Owner/Agent's definition of "clean" shall be binding on the parties.
- 2. NOTICE OF ABSENCE:** Tenant(s) shall notify the Owner/Agent of any anticipated absence from the premises in excess of seven (7) days, no later than the first day of the absence.
- 3. ENTRY INTO PREMISES:** Tenant(s) shall not unreasonably withhold consent to the Owner/Agent to enter the premises in order to inspect the premises, make reasonable or agreed upon repairs or improvements or to show the unit to prospective buyers or tenants. The Owner/Agent may enter the premises without consent in an emergency, to post notices, or at any reasonable time with 24-hour notice or permission of tenant. Email is acceptable for actual notice.

DISCLOSURES:

- Recycling IS IS NOT available.
- Utility benefiting other tenant(s) or common areas: _____

- Foreclosure/Default: Yes No

- 4. **SUBLEASE:** Tenant(s) shall not transfer their interest(s) in this agreement or sublet the premises.
- 5. **INSURANCE:** The Owner/Agent will not be liable or responsible in any way for loss or damage to articles or property belongings to tenant(s) or their guests. Tenant(s) is responsible to maintain their own fire and theft insurance for their personal property. Tenant(s) is also responsible for liability coverage for damage or fire caused by them or their guest's negligence. Tenant(s) is advised to insure his/her personal property.
- 6. **RENT INCREASES:** Rent may be increased with 30 days' written notice.
- 7. **ABANDONMENT:** Tenant(s) agrees that any goods, chattels, motor vehicles, or other property left on the premises, after termination of the tenancy by any means, shall be considered abandoned and may be disposed of as provided in the Oregon Landlord Tenant Act.
- 8. **NOTICES/ACCOUNTING:** All required notices shall be delivered in the manner provided by law to the Owner/Agent or Tenant(s). Any notice served by first class mail ONLY, must include an additional three (3) days for delivery. Where allowed by law, notices may be served by first class mail and on the same day attached in a secure manner to the main entrance to that portion of the premises of which the Tenant has possession or to the Owner/Agent at the address provided. Notice given to or received from one Tenant is binding to all other Tenants.
- 9. **APPLICATION OF PAYMENTS:** All payments may be applied to Tenant's account in the following order. If use of this section results in unpaid balance forward, additional late fee may not be applied.

A) Non-Refundable fees	C) Security Deposits	E) Damage(s) by Tenant(s)	G) Past due rent payments
B) Pet Fees	D) Partial month's rent pro-rate	F) Miscellaneous charges	H) Current rent payment

10. USE OF PREMISES/MAINTENANCE:

- A) Use: The premises shall be used only as a dwelling unit. Tenant(s) shall use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilation, air conditioning, and other facilities or appliances on the premises.
- B) Conduct: Disorderly conduct shall be grounds for notice to vacate the dwelling and terminate this agreement. Tenant(s) shall restrict all sounds or noise to a reasonable volume. Tenants and their guests will not be permitted to loiter in halls, stairways, entrance of buildings, or in gardens or landscaped areas. Tenants and their guests shall conduct themselves in a manner that will not disturb their neighbor's peaceful enjoyment of the premises.
- C) Damage/Tampering/Destruction: Tenant(s) is responsible for all damage to property or premises caused by stoppage of waste pipes, or overflow of bathtubs, toilets, or washbasins. Tenant(s) must pay for damage to the building or furnishings other than the normal wear and tear. Tenant(s) shall not tamper with or make alterations to the premises, including changing locks, without the written permission of the Owner/Agent.
- D) Malfunctions: Tenant(s) shall report immediately in writing all malfunctions of equipment, failure of essential service, or need of repair.
- E) Security: Tenant(s) shall keep doors locked at all times. Tenant(s) shall notify the Owner/Agent if locks fail to operate properly.
- F) Vehicle Repair: No vehicles shall be repaired on the premises. No inoperable or dismantled vehicles are allowed on the premises.
- G) Common Areas: Tenant(s) shall not leave personal property in the common areas. Tenant(s) are not to affix any decal, poster, or sign to the interior or exterior of the premises. No sign or posters may be placed in the yard area without the written permission of the Owner/Agent.

11. SMOKE ALARMS: Tenant(s) acknowledges the presence of a smoke alarm in fully operational condition in the rental unit. Instructions have been provided about how to test the unit. Tenant(s) has been instructed to test the device at least once a month and replace the batteries as needed and been made aware the Owner/Agent is not liable for loss or damage due to the smoke alarm's failure to operate. Tenant(s) is required to immediately notify Owner/Agent in writing any malfunction of the smoke alarm. Tenant(s) shall not remove or tamper with a properly functioning smoke alarm, including removing any working batteries.

12. CHARGES:

- A) Replacement Price: Premises, articles or equipment described in the inventory, or which may hereafter be furnished to the Tenant(s) by the Owner/Agent, that become missing, broken or damaged shall be charged against the Tenant(s) at current market prices at the time of replacement.
- B) Negligence: Tenant(s) shall not house flammable materials. All damage caused by smoking shall be repaired or replaced at the Tenant's expense.
- C) Limited Liability: The Owner/Agent shall not be liable for damages of any kind caused by lack of heat, refrigeration, or other services to the premises arising out of any accident, act of God, or occurrence beyond the control of the Owner/Agent. The Tenant(s) shall be limited to the remedies specified in the Oregon Landlord/Tenant Act. Tenant(s) further agrees to be responsible for and to pay for damages, fines, or fees incurred by Owner/Agent, caused by acts of Tenant(s), other occupants of rental dwelling, pets, and/or guests or visitors.
- D) Late Charges: The Owner/Agent may change the type or amount of late charge by giving 30 days' written notice to the Tenant(s). An Owner/Agent shall not deduct a previously imposed charge from a current or subsequent rental period rent payments, thereby making that rent payment delinquent for imposition of a new or additional late charge or for termination of the tenancy for non-payment of rent. An Owner/Agent may charge simple interest on an unpaid late charge at the rate allowed for judgements pursuant to ORS82.010(2) and accruing from the date the late charge is imposed.
- E) Non-Compliance: An Owner/Agent may charge Tenant(s) a fee for delivering a notice of any non-compliance with this rental agreement. Tenant agrees to pay a non-compliance fee equal to one month's rent if Owner/Agent terminates the tenancy pursuant to ORS90.392, ORS90.394, ORS90.396, ORS90.398, ORS90.398 or ORS90.405.
- F) Utilities/Service Charge: Owner/Agent may require the Tenant(s) to pay for utilities or services provided directly to the Tenant(s) or a share of the utilities or services provided to the common areas that are billed to the Owner/Agent.
- G) Fees: No accounting by Owner/Agent is required for fees. Owner/Agent shall first apply fee amount to related expense before applying Tenant's security deposit to such expense.

13. LEASE ENABLING: This "lease enabling" provision ensures that the Owner/Agent will retain the power to exclude non-residents from the common areas of the property should they violate the rules of the complex. The Owner/Agent retains control over any common areas of the premises for the purposes of enforcing state trespass laws and shall be the "person in charge" for that purpose as that phrase is defined in ORS 164.205(5).

14. TERMINATION:

- A) Tenant's Termination Procedure: Tenant(s) shall not terminate this rental agreement without 30 day's written notice. Failure of Tenant(s) to give 30 day's notice may make Tenant(s) liable for up to 30 days rent. Upon giving a termination notice, the Tenant(s) must give a single forwarding address for notices and accounting.
- B) Owner/Agent's Termination: The Owner/Agent may terminate this tenancy at any time, with or without stated cause, upon giving Tenant not less than 30 days written notice or as otherwise provided by the Oregon Landlord/Tenant Act.
- C) Payment: If Tenant(s) fails to pay rent and other charges, or to comply with any terms or conditions specified herein, Owner/Agent may terminate this tenancy.
- D) Omissions: Any omission or misstatement on the application for this dwelling unit may, at the option of the Owner/Agent, be grounds for termination of this tenancy.
- E) Partial Payments: Owner/Agent accepting partial payment does not waive the right to terminate if the balance of rent is not paid as agreed in writing.
- F) Acceptance of Deposit: Acceptance of deposit on last month's rent does not constitute a waiver of Owner/Agent's right to terminate for nonpayment of rent. Any rent or other charges owed by Tenant to Owner/Agent can be deducted from security deposit.

15. HOLDOVER TENANCY: Any holding over after the expiration of the rental term, without consent of the Owner/Agent, shall be deemed a willful holdover and owner/agent will be entitled to rent and damages.

16. JOINTLY AND SEVERALLY LIABLE: If a rental unit is occupied by more than one occupant it is agreed that each person will be held responsible for the entire rent and any other additional charges until the rental account is paid in full. Any prepaid rents and/or deposits will remain charged to the account and will not be applied until such time that all Tenants legally vacate the dwelling unit.

17. UNENFORCEABLE PROVISION: If a portion of this rental agreement should be ruled unenforceable by the courts, the other portions remain in full force.

18. ATTACHMENTS: Attached hereto and made a part here of are the following forms:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> #3: Pet Agreement | <input type="checkbox"/> #11: Smoke Detector Acceptance | <input type="checkbox"/> #32: Contract Addendum | <input type="checkbox"/> #51: Lead-Based Disclosure |
| <input type="checkbox"/> #9 or #10: Check-in | <input type="checkbox"/> #21: Deposit Refund | <input type="checkbox"/> #33: Notice to Residents | <input type="checkbox"/> #52: Co-Signer Agreement |
| | | | <input type="checkbox"/> Other _____ |

19. SIGNATURE BLOCK: Where used in this agreement "Owner/Agent" means "Landlord" as defined in ORS 90.100. This agreement in duplicate is executed by the parties. All parties acknowledge having read and understood both sides of this agreement. Any questions have been answered. Tenant(s) acknowledge receipt of a copy of this agreement:

Tenant	Date
Owner/Agent	Date