

# MONTH-TO-MONTH LEASE AGREEMENT

**I. THE PARTIES.** This Month-to-Month Lease Agreement ("Agreement") made this ...../...../..... [DATE] is between:

**Landlord:** .....[LANDLORD'S NAME] with a mailing address of .....[LANDLORD'S MAILING ADDRESS] ("Landlord"),  
AND

**Tenant(s):** ..... [TENANT'S NAME]

Landlord and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties."

Now, therefore, for and in consideration of the mutual promises and agreements contained herein, the **Tenant** agrees to lease the **Premises** from the **Landlord** under the following **Terms and Conditions**:

**II. THE PREMISES.** The Landlord agrees to lease the described property (**Premises**) below to the Tenant:

Mailing Address: .....[PROPERTY MAILING ADDRESS]  
Residence Type:  Apartment  House  Condo  Other: ..... [OTHER]  
Bedroom(s): [# OF BEDROOMS]  
Bathroom(s): [# OF BATHROOMS]  
Other amenities: [List of amenities]  
.....  
.....

The Premises is: (check one)

- Furnished with the following items: [ENTER FURNISHINGS INCLUDING APPLIANCES]  
.....  
.....  
.....  
 - Not furnished.

**II. LEASE TYPE.** This Agreement shall be considered a month-to-month lease. The Tenant shall be allowed to occupy the Premises on a month-to-month arrangement starting on ...../...../.....[LEASE START DATE] and ending upon notice of [.....] days from either Party to the other Party ("Lease Term").

**III. PAYMENT TERMS.** The Tenant shall pay the Landlord, in equal monthly installments, \$..... [MONTHLY RENT] ("Rent"). The Rent shall be due on the [...] of every month ("Due Date"). The Tenant is required to pay the first (1st) month's rent: (check one)

- Upon the execution of this Agreement.
- Upon the first (1<sup>st</sup>) day of the Lease Term.

During the Lease Term, the Tenant shall be responsible for the following: (check all that apply)

- Security Deposit: \$..... [AMOUNT] due at signing of this Agreement for the faithful performance of the Tenant under the terms and conditions of this Agreement. Payment of the Security Deposit is required by the Tenant upon the execution of this Agreement. The Security Deposit shall be returned to the Tenant within [...] days after the end of the Lease Term less any itemized deductions. This Security Deposit shall not be credited towards any Rent unless the Landlord gives their written consent.

- ..... [PAYMENT DESCRIPTION]: \$..... [AMOUNT] due on the [.....] of each month.

- ..... [PAYMENT DESCRIPTION]: \$..... [AMOUNT] due on the [.....] of each month.
- ..... [PAYMENT DESCRIPTION]: \$..... [AMOUNT] due on the [.....] of each month.

The Landlord shall provide the following **utilities and services** to the Tenant: [LANDLORD PROVIDES THE FOLLOWING UTILITIES]

.....  
 .....

**Any other utilities or services not mentioned will be the responsibility of the Tenant.**

**IV. GENERAL TERMS**

**1. MOVE-IN INSPECTION.** Before, at the time of the Tenant accepting possession, or shortly thereafter, the Landlord and Tenant must agree to inspect the Premises for any present damages or needed repairs.

**2. SALE OF PROPERTY OR MAYOR RENOVATIONS.** If the Premises is sold or scheduled to undergo major renovations, the Tenant is to be notified in a timely manner. In both cases, if necessary the termination of this Rental Agreement, the Tenant will be given a period of one (1) month to arrange other living accommodations, and from there Landlord and Tenants shall proceed in accordance with the law of Guyana. In the case of a new Owner, or if there is a new Manager, Tenant must be given their contact details for repairs and maintenance. If the Premises is conveyed to another party, the new owner: (check one)

- Has the right to terminate this Agreement by providing [#] days' notice to the Tenant.
- Does not have the right to terminate this Agreement.

**3. EARLY TERMINATION.** The Tenant and the Landlord (check one)

- Shall have the right to terminate this Agreement at any time by providing at least 30 days written notice to the other party. During the notice period for termination the Tenant will remain responsible for the payment of rent.
- Shall not have the right to terminate this Agreement unless the other party violates the terms of this Agreement.

**4. SMOKING POLICY.** Smoking on the Premises is: (check one)

- Permitted with or without restrictions. [SPECIFY] .....
- Prohibited on the Premises and Common Areas.

**5. PETS.** The Tenant: (check one)

- Shall have the right to have pet(s) on the Premises. The Tenant is responsible for all damage that any pet causes, regardless of ownership of said pet and agrees to restore the Premises to its original condition at their expense.
- Shall not have the right to have pets on the Premises or in the common areas.

**6. ACCESS.** Upon the start of the Lease Term the Landlord agrees to give access to the Tenant in the form of keys, fobs, cards, or any type of keyless security entry as needed to enter the common areas and the Premises. Duplicate copies of the access provided may only be authorized under the consent of the Landlord and, if any replacements are needed, the Landlord may provide with or without a fee. At the end of this Agreement all access provided to the Tenant shall be returned to the Landlord.

**7. RIGHT OF ENTRY.** The Landlord shall have the right to enter the Premises during normal working hours by providing at least twenty-four (24) hours notice and always in the presence of the Tenant, in order for inspection, make necessary repairs, alterations or improvements, to supply services as agreed or for any

reasonable purpose. The Landlord may exhibit the Premises to prospective purchasers, mortgagees, or lessees upon reasonable notice.

**8. SUBLETTING.** The Tenant shall not be able to sublet the Premises without the written consent from the Landlord. The consent by the Landlord to one subtenant shall not be deemed to be consent to any subsequent subtenant (s).

**9. MAINTENANCE, REPAIRS, OR ALTERATIONS.** The Tenant shall, at all times, maintain premises in a clean and sanitary manner, and shall surrender the same at termination hereof, in as good condition as received, normal wear and tear excepted. The Tenant may not make any alterations to the leased premises without the consent in writing of the Landlord. The Landlord shall be responsible for repairs to the interior and exterior of the building. If the Premises includes appliances, a washer, reasonable arrangements shall be made by both parties as to the repair or replacement of units if one or all shall fail to operate.

**10. ABANDONMENT.** If the Tenant vacates or abandons the Premises for a time-period of seven (7) days or longer, without previous notice, the Landlord shall have the right to terminate this Agreement immediately and remove all belongings including any personal property off of the Premises. If the Tenant vacates or abandons the Premises, the Landlord shall immediately have the right to terminate this Agreement.

**11. SURRENDER OF PREMISES.** The Tenant has surrendered the Premises when (a) the move-out date has passed and no one is living in the Premise within the Landlord’s reasonable judgment; or (b) Access to the Premise have been turned in to Landlord – whichever comes first. Upon the expiration of the term hereof, the Tenant shall surrender the Premise in equal condition as it were at the commencement of this Agreement, reasonable use, wear and tear thereof, and damages by the elements excepted.

**12. RETALIATION.** The Landlord is prohibited from making any type of retaliatory acts against the Tenant including but not limited to restricting access to the Premises, decreasing or canceling services or utilities, failure to repair appliances or fixtures, or any other act of similar nature that could be considered unjustified.

**13. TERMINATION II.** The Landlord has the right to terminate this Agreement in case the Tenant violates the Terms and Conditions of the same, if major damage is done by the Tenants, in case of illegal activity/serious case of social misconduct and for lack of payment of due rent longer than [amount of time]. The Landlord will always go through the pertinent legal channels when necessary to enforce the termination of the Agreement under these circumstances and to receive retribution for damages or due monies. Race, gender, nationality, sexual preference DO NOT constitute reasons for termination of this Agreement.

**14. SPECIAL CONSIDERATIONS.**

.....  
.....  
.....  
.....

Landlord’s Signature: \_\_\_\_\_

Tenant’s Signature: \_\_\_\_\_