**Property Lease Agreement**

This is a legally binding contract. If not understood, please contact an attorney.

The Tenant known as \_\_\_\_\_\_\_\_\_\_\_\_\_\_ hereby agrees to rent space located at: \*\*\*

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

**TERM:** The term shall commence on \*\*\*date\*\*\* at \*\*\* per month payable on the 1st of each month in full. Rental is month to month. Partial occupancy of any month will be prorated at a rate of \*\*\* per day. Cash, checks, or money orders accepted

**LATE FEES:** In the event rent is not paid by the 3rd day after due date, Tenant agrees to pay a late charge of $10.

**UTILITIES:** Water and Electric will be provided by landlord. Tenant is responsible for all propane, garbage, sewer, laundry, and other related utilities.

**SECURITY:** Amount of security deposit is \*\*\*. Security shall be held by Landlord until the time said Tenant has vacated the premises and Landlord has inspected it for damages. Tenant shall not have the right to apply security deposit in payment of any rent.

**INSURANCE:** Tenant is responsible for liability/fire insurance coverage on premises. Tenant agrees to obtain a “renters’ insurance’ polity and to provide Owner or agent with a copy of policy within seven (7) days of lease execution. RV liability insurance is appliable.

**NOTICES:** Should tenant decide to vacate the premises, a 2 day notice to the landlord is required. Should landlord decide to have tenants vacated, a 7 day written notice is required.

**PETS:** Tenant may have pet if approved by landlord. Any pet will be required to be under voice or leash control at all times. Pets that demonstrate aggressive behavior will be grounds for termination of this lease. Pets are expected to act in a non-aggressive way with children, adults, domestic animals, and wildlife. All pet waste shall be timely collected and disposed of by tenant. Any holes made by pets should also be filled by tenant.

**ACKNOWLEGEMENT:** Tenants hereby acknowledge that they have read, understand and agree to all parts of this document and have received a copy.

TENANT SIGNATURE: DATE:

LANDLORD SIGNATURE: DATE:

**RULES & REGULATIONS:**

Tenant Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Property Address: \*\*\*

1. Landlord will not be responsible in any way for loss or damage to property belonging to tenant located on the premises. The tenant is required to maintain his/her own fire and theft rental insurance for all property and liability insurance coverage for damage, fire, or injury caused by them, their pets, or their guests.
2. Tenants shall co-exist with neighbors in a peaceful and respectful way. Tenants shall keep noise to a reasonable degree of volume. Tenants shall conduct themselves, their pets, and their guests in a manner that will not disturb their neighbors’ peaceful enjoyment of the premises.
3. Tenants do not have permission to repair or alter premises in any way. Tenants must notify landlord of any needed repairs during the term of the rental agreement.
4. Tenant must keep premises clean and free from debris and garbage.
5. Any human waste must be contained in such a manner that it poses no smell or risk of contamination of water sources or waterways, and does not attract and harbor rodents. Any waste water (grey) will be dispersed of in a way that does not erode land, nor create a smelly or unsightly area. Please use products that are biodegradable as care needs to be taken to not include toxic chemicals in grey water put on the land.
6. Campfires may be allowed at certain times of the year. If this is desired, ask landlord for more details.
7. All equipment, structures, and homes are off limits to tenant unless otherwise stated.
8. There will be specific designated parking spots for your personal vehicles, and you are to use only these parking spots unless parking elsewhere briefly to access resources on another part of property.
9. Hunting on property is not allowed.
10. There are many wild animals who we share this land with. Please be aware that there are coyotes, cougars, and bear that reside here and take necessary precautions.

TENANT SIGNATURE: DATE: