

Rental Agreement

(Month to Month)

Dated _____

Agreement between Paul R Berger and _____ Tenants, for a dwelling located at _____.

Tenants agree to rent this dwelling on a month-to-month basis for \$ _____ per month, payable on or before the first day of the calendar month to **Paul R. Berger, 112 S Alaska St #200, Palmer AK 99645** or his agent. **A late fee of \$ 50.00 will be charged for receipt of rent after the third day of the calendar month, \$100.00 after the 10th.**

The first month's rent of this dwelling is \$ _____.

The security/cleaning deposit on this dwelling is \$ _____. It is refundable if Tenants leave the dwelling reasonably clean and undamaged. Tenant acknowledges that the unit is safe, clean, and in good condition at time of move-in; any discrepancies to be noted on move-in inspection report or video.

Tenants will give 30 days notice in writing before they move and will be responsible for paying rent through the end of this notice period or until another tenant approved by the Owners has moved in, whichever comes first.

Owners will refund all deposits due within 14 days after Tenants have moved out completely and returned their keys.

Only the following _____ persons and _____ pets are to live in this dwelling:

Without Owners' prior written permission, no other persons may live there, and no other pets may stay there, even temporarily, nor may the dwelling be sublet or used for business purposes.

Use of the following is included in the rent:

TENANTS AGREE TO THE FOLLOWING:

- 1) to accept the dwelling "as is" having already inspected it.
- 2) to keep yard and garbage areas clean and not to obstruct any dumpster. No personal belongings on common areas-any belongings found will be discarded.
- 3) to keep from making loud noises and disturbances and to play music and broadcast programs at all times so as not to disturb other people's peace and quiet. Quiet 10pm-8am.
- 4) not to paint or alter the dwelling without first getting Owner's written permission.
- 5) to park their motor vehicle in assigned space and to keep the space clean of oil drippings and grease.
- 6) not to repair their motor vehicle on the premises if such repairs will take longer than a single day. Disabled vehicles towed after 24hr notice at tenant's expense.
- 7) to allow Owners to inspect the dwelling, work on it, or show it to prospective tenants at any and all reasonable times.
- 8) not to keep any liquid filled furniture in this dwelling.
- 9) to pay rent by check or money order made out to Paul R. Berger. (Checks must be good when paid or applicable late-payment consequences will apply.)
- 10) to pay for repairs of all damage, including drain stoppages, they or their guests have caused and to pay for any windows broken in their dwelling while they live there.
- 11) Violation of any part of this Agreement or nonpayment of rent when due shall be cause for eviction under applicable sections of the code. The prevailing party shall recover reasonable attorney's fees involved.
- 12) to pay 25.00 for each returned check plus applicable late fees, 45.00 for each lockout.
- 13) that a functioning smoke detector is installed in their unit, along with a fire extinguisher, and that they are responsible for maintaining this alarm throughout their tenancy. Initial _____
- 14) to submit all maintenance requests and safety concerns in writing promptly to Paul R. Berger by personal delivery to the manger, mail to the address above or by email to bercoalaska@gmail.com. Detailed policies available at www.palmerarms.com

Tenants hereby acknowledge that they have read this Agreement, understand it, agree to it, and have been given a copy.

Owner _____ Tenant _____

*By _____ Tenant _____

* Person authorized to accept legal service on Owners' behalf.