

**RENTAL AGREEMENT**

As part of our services, the UCLA Housing Office publishes this Rental Agreement with hopes of providing to the UCLA Community and landlords who rent to members of this Community a fair and reasonable document from which to establish a harmonious landlord/tenant relationship.

**1. Parties**

The parties to this agreement are \_\_\_\_\_, hereinafter called "Landlord," and \_\_\_\_\_, hereinafter called "Tenant." If Landlord is the agent of the owner of said property, the owner's name and address is:

**2. Property**

Landlord hereby lets the following property to Tenant for the term of this Agreement: (a) the real property known as:

And (b) the following furniture and appliances on said property: \_\_\_\_\_

**3. Term**

This agreement shall run from month-to-month, beginning on: \_\_\_\_\_

**4. Rent**

The monthly rental for said property shall be \$ \_\_\_\_\_, due and payable by check on the \_\_\_\_\_ day of each month.

**5. Utilities**

Landlord agrees to furnish the following services and/or utilities: ( ) Electricity, ( ) Gas, ( ) Garbage Collection, ( ) Trash Removal, ( ) Water, and ( ) \_\_\_\_\_

**6. Deposits**

Tenant will pay the following deposits and / or fees: \_\_\_\_\_

to \_\_\_\_\_

This amount will be refunded within three weeks following the termination of the tenancy; unpaid rent, charges for damages beyond normal wear and tear, and costs for reasonable cleaning may be deducted.

**In Addition it is Agreed:**

- 7. Tenant shall not lease, sublease or assign the premises without the prior written consent of the Landlord (but this consent shall not be withheld unreasonably).
- 8. Landlord may enter the premises at reasonable times for the purpose of inspection, maintenance or repair, and to show the premises to buyers or prospective tenants. In *all* instances, except those of emergency or abandonment, the Landlord shall give Tenant reasonable notice (at least one day) prior to such an entry.
- 9. Tenant agrees to occupy the premises and shall keep the same in good condition, reasonable wear and tear excepted, and shall not make any alterations thereon without the written consent of the Landlord.
- 10. Landlord agrees to maintain regularly the building and grounds in a clean, orderly and neat manner. Landlord further agrees upon notice by Tenant to complete within a reasonable time all necessary repairs, including those of appliances and utilities, which are furnished with the premises.
- 11. Tenant agrees not to use the premises in such a manner as to disturb the peace and quiet of other tenants in the building. Tenant further agrees not to maintain a public nuisance and not conduct business or commercial activities on the premises.
- 12. Tenant shall, upon termination of this agreement, vacate and return dwelling in the same condition that it was received, less reasonable wear and tear, and other damages beyond the Tenant's control.
- 13. In a dispute between Landlord and Tenant which gives rise to any action in court, the losing party will pay the court costs and reasonable attorney fees of the successful party.
- 14. Additional Terms: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

We, the undersigned, agree to this Rental Agreement:

Landlord:

Tenant:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature(s)

Signatures(s)

\_\_\_\_\_

\_\_\_\_\_

Date

Date