

SAMPLE

RENTAL AGREEMENT FOR FURNISHED HOUSE at 27 Bath Avenue, Ocean Grove, NJ

This Agreement is made and entered in this twentieth day of January, 2011, between Carol J. Livingstone, hereinafter referred to as "Carol" and [your name], resident of [your address], hereinafter referred to as "[your name]".

1. Carol hereby leases to [your name] the furnished premises described above for a term beginning [date and time] and ending [date and time] for the sum of \$[rent]. Rent shall be payable by personal check made out to Carol Livingstone and mailed to [my address]. Payment is due in two installments, \$[half of rent] by [date] and \$[half of rent] by [date].
2. [your name] submitted a security/damage deposit of \$600 upon signing this agreement. Carol will mail a check for the security deposit back to [your name] at the address above within ten days of the [your name]'s vacating the leased premises less the cost of any damages.
3. [your name] may cancel this entire agreement and receive a full refund of the security/damage deposit any time until May 8, 2011. If [your name] decides to cancel after that date, Carol will attempt to find other acceptable guests and will apply any rent received from those guests towards reducing the [your name]'s obligations under this agreement.
4. Carol covenants that all appliances, air conditioning system, and gas grill are in good working order and that the house is to the best of her knowledge, clean, safe, sound and healthful and that there exists no violation of any applicable housing code, law or regulation of which she is aware.
5. Carol shall provide clean bed linens, towels, and beach towels at the beginning of the lease. [your name] will follow instructions provided by Carol to arrange for the laundry service to pick up, launder, and deliver the clean laundry at Carol's expense.
6. Carol shall pay for all electricity, water, cable television, internet connection, telephone service, and gas during the term of this lease. Carol will provide 10 beach tags and 3 keys. These shall be left in the house at the end of the lease; any loss will be deducted from the security deposit.
7. [your name] agree to keep the premises in good order and to comply with all sanitary laws, ordinances and rules affecting the cleanliness, occupancy and preservation of the premises during the term of this lease. A schedule of trash and recycling pickups and rules for these pickups will be available on the premises.
8. [your name] shall advise Carol or Carol's agent of any needed repairs or maintenance reasonably expected to cost \$10 or more.
9. [your name] will not permit anyone to smoke in the house.

10. [your name] shall repair or replace, at their expense, all loss or damage to the house or its contents whenever such damage or loss shall have resulted from [your name]'s misuse, waste or neglect.

11. [your name] shall not keep or have in or on the leased house any article or thing of a dangerous, flammable or explosive nature that might be pronounced "hazardous" by any responsible insurance company.

12. [your name] shall give prompt notice to Carol or her agent of any dangerous, defective, unsafe or emergency condition in or on the leased premises, said notice being by any suitable means. Carol or her agent shall repair and correct said conditions promptly upon receiving notice thereof from [your name].

13. [your name] agree that they shall not commit nor permit a nuisance in or upon the premises and that they and members of their household shall not engage in conduct that might interfere substantially with the comfort or safety of residents of adjacent buildings.

14. [your name] shall, at reasonable times, give access to Carol or her agents for any reasonable and lawful purpose. Except in situations of compelling emergency, Carol or her agents shall give [your name] at least 24 hours' notice of intention to seek access, the date and time at which access will be sought, and the reason therefore.

15. This lease constitutes the entire agreement between the parties hereto. No changes shall be made herein except by writing, signed by each party and dated. The failure to enforce any right or remedy hereunder, and the payment and acceptance of rent hereunder, shall not be deemed a waiver by either party of such right or remedy in the absence of a writing as provided for herein.

16. In the event legal action is required to enforce any provision of this Agreement, the prevailing party shall be entitled to recovery reasonable attorney's fees and costs.

17. Carol and [your name] agree that this lease, when filled out, signed, and mailed back to Carol within two weeks of the date below, is a binding legal obligation.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

By:

Carol: _____

[your name]: _____