

# Rental Agreements

Before you move into your new home, you need to reach an agreement with your landlord that governs the terms of your tenancy. This agreement should be in writing, so that you and your landlord both agree to all the same terms. Listed below are the things that should be included in this agreement:



- ◆ Names and addresses for:
  - The landlord/owner or his agent
  - The property manager (if any)
  - The tenants
- ◆ Number of tenants to live in the property
- ◆ Amount to be paid for rent and deposits
- ◆ When, where, and how the rent will be paid
- ◆ Who will hold the deposit and why it may be withheld at the end of the tenancy
- ◆ Term of the rental period, whether month-to-month or a lease for a fixed period
- ◆ What utilities and services are to be provided
- ◆ List of prohibited equipment and conduct
- ◆ Rules for sublease or assignment
- ◆ A premises condition statement and contents inventory
- ◆ Any other rules or regulations

In addition to the terms that should be included in your rental agreement, the law prevents you and your landlord from including certain terms in a rental agreement. Your rental agreement cannot:

- ◆ Require you or your landlord to give up any rights under landlord-tenant law
- ◆ Permit your landlord to get an “automatic” judgment against you
- ◆ Require you to agree to pay your landlord’s attorney fees
- ◆ Allow your landlord to demand rent even if he does not maintain the property as required by law
- ◆ Allow your landlord to take your personal property

Both you and your landlord should keep a copy of the rental agreement.