

CALIFORNIA MONTH-TO-MONTH RENTAL AGREEMENT

THIS MONTH-TO-MONTH RENTAL AGREEMENT hereinafter known as the "Agreement" is made and entered into this ____ day of _____, 20____, by and between the Landlord known as _____ with a mailing address _____

_____,
in the City of _____, State of California hereinafter known as the "Landlord" and the Tenant(s) known as _____,

_____, hereinafter known as the "Tenant(s)" for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

PROPERTY. Landlord owns property and improvements located at _____

_____,
City of _____, State of California (hereinafter referred to as the "Property"). Landlord desires to lease the Property to Tenant upon the terms and conditions contained herein. Tenant desires to lease the Property from Landlord upon the terms and conditions contained herein.

TERM. The Agreement will start on _____ and will continue as a month-to-month tenancy. In accordance with the State Statutes to terminate the tenancy, the Landlord or Tenant must give the other party a written ____ days notice of non-renewal. The Tenant may only terminate their Agreement on the last day of any month and the Landlord must receive written notification of non-renewal at least ____ days prior to the last day of that month. If the Tenant plans to leave on or after the first of any month, they are responsible for that month's full rent. If the Tenant does not provide the Landlord with a written ____ days' notice, they shall forfeit their full deposit amount.

PAYMENTS. Tenant agrees to pay to Landlord as rent for the Property the amount of _____ dollars each month in advance on the 1st day of each month at _____ or at any other address designated by Landlord. If the Term does not start on the 1st day of the month or end on the last day of a month, the first and last month's rent will be prorated accordingly.

SECURITY DEPOSIT. At the signing of this Agreement, Tenant shall deposit with Landlord, in trust, a security deposit of \$_____ as security for the performance by Tenant of the terms under this Agreement and for any damages caused by Tenant, Tenant's family, and visitors to the Property during the term of this Agreement. The