

RESIDENTIAL RENTAL AGREEMENT

Tenant, _____, agrees to rent from Owner, _____, the premises located in the City of _____, County of _____, State of Utah, located at _____ (address) Apt. # _____ consisting of:

Bedroom(s) Bathroom(s) Kitchen Living Room Family Room Storage Unit Other

(specify) _____ upon the following terms and conditions:

INITIAL PAYMENTS:

Received from _____, tenant(s), the sum of \$ _____ paid by Cash Check Money Order Other (_____) (specify if Other) as payment to be applied as follows:

Table with 2 columns: Description and Amount. Rows include Rent for period from _____ to _____, Last Month's Rent, Refundable Security Deposit, Non-refundable Deposit, Other, and TOTAL.

1. TERM: This agreement shall begin on _____, 20____ and continue (check one of the following) _____ on a lease basis until _____, 20____; OR _____ on a month-to-month basis until either party terminates by written notice 15 days prior to the end of the rental period.

2. RENT: Rent shall be \$ _____ per month, payable in advance on the _____ day of each calendar month to Owner or Owner's agent at the following address: _____. If rent is not paid within five days after due date, Tenant agrees to pay a late charge of \$10.00.

3. USE and OCCUPANCY: Leased premises shall be used as a residence by _____ adults and _____ children. No additional occupants will reside there without written consent of Owner. This agreement is between each tenant individually and Owner. In the event of a default by one tenant the remaining tenant shall be responsible for their pro-rated share of the monthly rent and responsible for all other provisions of this agreement.

4. UTILITIES: Owner shall be responsible for the following utilities and services: Water Sewer Gas Electricity Other (specify) _____.

Tenant shall be responsible for the following utilities and services: Water Sewer Gas Electricity Other (specify) _____.