

# RENTAL AGREEMENT

sample document

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Rental Agreement (sample document)

Name \_\_\_\_\_ (Hereinafter referred to as the "renter")

Residing at: \_\_\_\_\_

Hereby agrees to rent from \_\_\_\_\_

(Hereinafter referred to as the "owner"); an aluminum wheelchair ramp based upon the following terms and conditions:

1. The rental contract shall be on a month-to-month basis and will commence on the day of installation.
2. The Renter shall pay a monthly fee of \$\_\_\_\_\_ which is due and payable each month.
3. The Renter shall pay in advance of installation a nonrefundable installation and removal charge of \$\_\_\_\_\_.
4. The Renter shall pay in advance of installation a security deposit of \$\_\_\_\_\_. This security deposit will not earn interest and will be refunded after the rental agreement has been terminated and appropriate rental damage or repair fees have been paid in full and the Rental Unit has been returned. The Renter agrees to allow the Owner to apply the security deposit against any unpaid rental, damage or repair fees.
5. The Renter shall pay in advance of installation, the following amounts:
  - 1) Non refundable installation and remodeling charge \$\_\_\_\_\_
  - 2) Refundable security deposit \$\_\_\_\_\_
  - 3) First Month's Rent \$\_\_\_\_\_
6. The Renter will maintain the Rental Unit in good condition. In the event the Rental Unit requires repairs during the rental period, the Owner will repair the Rental Unit 100% free of parts charged during the first 12 months of the rental period unless the repairs required are due to misuse, vandalism, casualty, or act of God. After the first 12 month period, the Renter will be responsible for all repairs during the subsequent rental period. The Owner agrees to provide complete and adequate repair, labor and parts at reasonable prices.
7. The Renter has the option to purchase the Rental Unit for \$\_\_\_\_\_, at any time after payment of \_\_\_\_\_ months rent. If the option to purchase is exercised by the Renter, the security deposit of \$\_\_\_\_\_ will be applied against the option purchase price.
8. The Rental Unit will not be removed, transferred or disposed of. The Renter will notify the Owner if the Rental Unit should be removed or transferred from the original installation site.
9. This contract shall not be effective for any purpose until it has been signed by both the Renter and the Owner. The Renter acknowledges that he / she has read and understands this contract and has received a copy of the same.
10. The Owner of the property on which the ramp is to be installed should approve and sign below, if the Renter is a tenant. If the Renter is a tenant, he / she must also sign this contract.

RENTER:	_____	OWNER:	_____
ACCEPTED:	_____	BY:	_____
DATED:	_____	DATED:	_____

*NOTE: This is a sample document. Use of any part of this as printed is at your own risk. It is suggested that any agreement or contract be viewed by your attorney before using.*

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