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Residential Month-to-Month Lease Agreement

Reference No: SAMPLE | Prepared Date: July 13, 2026

I. THE PARTIES

This residential lease agreement (Agreement), dated 07/13/2026, is by and between:

Landlord: Henry J. Alvarado of 2200 Ximeno Avenue, Long Beach, CA 90815, hereinafter the Landlord.

Tenant(s): Sarah K. Nguyen
Michael R. Nguyen, hereinafter the Tenant(s).

II. LEASED PREMISES

The Landlord rents to the Tenant(s) the single-family residence located at 4417 Atlantic Avenue, Long Beach, CA 90807, consisting of 2 bathroom(s) and 3 bedroom(s) (the Premises), to be occupied strictly as a residential dwelling. Premises is not furnished.

III. LEASE TERM

This Agreement is a month-to-month tenancy beginning on 08/01/2026 and continuing until either party terminates it by giving at least 30 days written notice, as described in Section X below.

IV. RENT

Tenant(s) shall pay Landlord a monthly rent of \$2,450 (Rent), due on the 1st of each month. First months Rent is due upon the start of the Lease Term.

Late Fee: 5% of rent if more than 5 days late

NSF Fee: If a payment fails to clear, a fee of \$35 applies.

V. SECURITY DEPOSIT

Tenant(s) shall pay a security deposit of \$2,450 prior to taking possession, refundable subject to the condition of the Premises at move-out, ordinary wear and tear excepted, and in accordance with California Civil Code Section 1950.5.

VI. UTILITIES AND APPLIANCES

Utilities provided by Landlord: Water, Trash Removal. All other utilities are the responsibility of the Tenant(s).

Appliances and fixtures provided: Refrigerator, Stove, Dishwasher, which shall be functional as of the move-in date. Damage from Tenant negligence is the Tenants responsibility.

VII. PETS AND PARKING

Pets: Pets allowed with Landlord approval

Parking: Landlord provides parking

VIII. MAINTENANCE AND USE OF PREMISES

Tenant(s) shall maintain the Premises in a clean and sanitary condition and shall not make alterations without the Landlords written consent. Landlord is responsible for structural repairs. The Premises shall be used solely as a residential dwelling; no illegal activity, nuisance, or unlawful use is permitted. Smoking is prohibited on the Premises. Subletting, assignment, or transfer of this Agreement requires the Landlords prior written consent.

IX. RIGHT OF ENTRY

Landlord may enter the Premises during normal business hours, upon reasonable notice as required by California law, to inspect, make repairs, or show the property to prospective tenants, buyers, or lenders.

X. TERMINATION AND DEFAULT

Either party may terminate this month-to-month tenancy by providing the other with at least 30 days written notice, subject to Californias Just Cause eviction protections under Civil Code Section 1946.2 where applicable. Failure by Tenant(s) to pay Rent when due, or material breach of this Agreement, shall constitute default and may result in termination in accordance with California law.

XI. CALIFORNIA-REQUIRED DISCLOSURES

AB 1482 Just Cause and Rent Cap: California law limits annual rent increases and requires just cause for termination after 12+ months of continuous tenancy. See Civil Code Sections 1946.2 and 1947.12.

Megans Law Disclosure: Information about registered sex offenders is available at www.meganslaw.ca.gov, pursuant to Penal Code Section 290.46.

Lead-Based Paint: No. This disclosure applies only if the Premises was built before 1978. Landlord and Tenant(s) acknowledge that, if applicable, the federal Lead Warning Statement applies: housing built before 1978 may contain lead-based paint, which can pose health hazards, particularly to young children and pregnant women. Landlord discloses no knowledge of lead-based paint hazards on the Premises except as separately disclosed in writing, and a separate Lead-Based Paint Disclosure form must be completed and attached if applicable.

Death on Premises: Landlord discloses that, to their knowledge, no death has occurred on the Premises within the past three years, except as separately disclosed in writing.

Bedbugs, Mold, and Methamphetamine/Fentanyl Contamination: Landlord discloses no known bedbug infestation, mold hazard, or methamphetamine/fentanyl contamination on the Premises, except as separately disclosed in writing.

XII. GOVERNING LAW AND ENTIRE AGREEMENT

This Agreement is governed by the laws of the State of California and contains the entire agreement between the parties. Any amendment must be in writing and signed by both parties. If any provision is found invalid, the remainder of this Agreement remains in full force.

SIGNATURES

Landlord Signature: _____ **Date:** _____

Tenant Signature: _____ **Date:** _____

Tenant Signature: _____ **Date:** _____

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This document was prepared electronically based on the information you provided. It is strongly recommended that this Agreement be reviewed by a licensed California attorney before use, particularly regarding local rent control ordinances that may impose additional requirements beyond state law.