

LOUISIANA SIX MONTH RENTAL AGREEMENT

RECEIPT IS HEREBY ACKNOWLEDGED by _____

hereinafter called Landlord, from _____ hereinafter called

Tenant(s), a security deposit of \$_____, an electricity deposit of \$150, and the

sum of \$_____ for the first month's rent of the premises owned by said Landlord

and located at _____ hereinafter called premises;

said premises the Landlord hereby agrees to rent to said Tenant(s) on a six month term lease at a rental

rate of \$_____ per month, payable in advance, on the _____ day of each and every succeeding calendar month, including reimbursement of the electricity usage, due by 7:00 pm.

Tenant(s) shall include a \$20 late fee for rent paid after this time, and an additional \$20 late fee per additional calendar day until the full amount due is paid, however landlord does not waive the right to insist on full payment of rent and electricity by the due date and time.

In considered hereof and of the use or occupancy of the said Premises, Tenant(s) agree(s):

1. To pay for any parish mandated occupancy permits, public utilities, and public services.
2. To maintain said premises in a clean, orderly, and law abiding manner; to immediately notify Landlord of any defects or dangerous conditions, and to keep the yard thereof free of weeds, debris, and/or material which may become unsightly or a detriment to the appearance of said premises. Landlord shall have the right to enter and inspect said premises at any and all reasonable times, with or without prior notification.
3. To pay the cost of all repairs for any willful or consequential damage incurred during tenancy to said premises, and the cost of any clean up of said premises to which Landlord may consider necessary upon termination of tenancy. No alterations, redecorating, painting, or repairs, shall be made without the prior written consent of Landlord.
4. No birds, reptiles, fish, animals, or any other pets shall be kept on the premises without the knowledge and written consent from Landlord. Any consent, so given may be withdrawn if, in the opinion of Landlord, such birds, reptiles, fish, animals, or other pet constitutes a nuisance, causes complaint from neighbors, or adversely affects the normal wear and tear, or maintenance of the property.
5. The use of tobacco products and smoking, including e-cigarettes, as well as open candles are absolutely prohibited inside the dwelling and within 25 feet of any entrance to the dwelling. This prohibition applies to tenants, tenant's guest, owner's, agents of the owner, Landlord staff, employees, and service persons. Tenants are responsible for notifying their household members, guests, and invitees of this prohibition; and tenants are responsible for any violation hereof. Doing so may be subject to a fine of up to \$1500.
6. Not to let or sublet the whole or any part of the premises to anyone for any purpose whatsoever without prior written permission from Landlord. The name(s) and number of persons to occupy said premises shall not change or be exceeded from the tenant's application, without written permission from Landlord.
7. To give thirty (30) days written notice by registered mail to Landlord prior to vacating said premises and to permit prospective tenants the opportunity of reasonable inspection and viewing during that time.

Tenant(s) Initials _____

8. Landlord shall not be liable for any damage or injury of or to the Tenant(s), Tenant's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant(s) hereby agree(s) to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature. *Tenant(s) is/are encouraged to purchase a tenant insurance policy for coverage of personal liability, premises medical coverage, additional living expense, and personal property (contents) coverage.*

9. To clean up said premises (including the yard) upon vacating; and restore said premises to the same condition they are currently in. Normal wear and tear is acceptable.

10. Tenant(s) agree to a *waiver of notice to vacate*, and that the violation of any of the covenants of this agreement or the nonpayment of any rent or utilities due and unpaid shall be sufficient cause for immediate eviction from said premises. If suit be brought to collect rent, utilities, or damages, to cause eviction from said premises, or to collect the costs of repairs to, or cleaning of said premises, Tenant(s) agree(s) to pay all costs of such actions, including reasonable attorney and filing fees as may be fixed by the Court.

11. All rent shall be paid in person or by mail to the address of _____, or any other place agreed upon by the Landlord.

12. Additional Provisions; Disclosures.
 - a. If Tenant(s) remains in possession of the Premises with the consent of Landlord after the natural expiration of this Agreement, a new month-to-month tenancy shall be created between Landlord and Tenant which shall be subject to all of the terms and conditions hereof.

Each party hereto acknowledges receipt of a copy of this agreement.

As to Landlord this _____ day of _____, 20_____.

LANDLORD ("Landlord"):

Sign: _____ Print: _____ Date: _____

As to Tenant, this _____ day of _____, 20_____.

TENANT ("Tenant"):

Sign: _____ Print: _____ Date: _____

TENANT ("Tenant"):

Sign: _____ Print: _____ Date: _____