

How to complete a Month-to-Month Lease

Open-ended residential lease with notice-to-vacate clause and recurring monthly rent.

What this form is for

Landlords use a month-to-month lease to rent residential property without committing to a fixed term, allowing either party to end the tenancy with proper written notice. This arrangement is common for temporary housing, trial rental periods, or when landlord and tenant prefer ongoing flexibility.

Before you start

- Physical address of the rental property including unit number if applicable
- Monthly rent amount and due date you have agreed upon with the tenant
- Security deposit amount and any non-refundable fees
- Number of days advance notice required to terminate the lease, typically 30 or 60 days depending on your state
- List of included utilities, parking spaces, storage areas, or other property amenities
- Move-in date and names of all adult tenants who will sign the lease

Step-by-step

1. Select your governing state at the top of the form because notice periods, security deposit limits, and landlord obligations vary significantly by jurisdiction.
2. Fill in the complete legal names of all landlords or property management entities and all adult tenants who will occupy the unit.
3. Enter the full rental property address and describe any specific spaces included such as garage stalls, basement storage, or yard access.
4. Specify the monthly rent amount in both numerals and words, the day of the month it is due, acceptable payment methods, and where payment should be delivered or sent.
5. State the security deposit amount and clarify which account or trust it will be held in, along with any non-refundable fees for pets, cleaning, or keys.
6. Define the notice-to-vacate requirements clearly for both parties, including how many days advance written notice is required and whether notice must be delivered by certified mail or other specific method.
7. List who is responsible for each utility including water, electric, gas, trash, sewer, internet, and any shared common-area expenses.
8. Outline tenant responsibilities for property maintenance, lawn care, snow removal, and rules about alterations, subletting, or additional occupants.

9. Include the move-in date and have all parties sign and date the document, ensuring each tenant and landlord receives a fully executed original copy.

What lenders look for

- Banks reviewing your rental-property loan application want to see that monthly rent covers at least 125 percent of your mortgage payment, so set rent at market rate and document comparable listings in your area.
- Underwriters flag missing notice-period clauses or vague termination language because month-to-month leases without clear exit terms create income instability that increases lending risk.
- Avoid handwritten changes or crossed-out sections; banks prefer clean executed documents, so finalize all terms before printing and signing to demonstrate professionalism and reduce questions during underwriting.