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BASIC RENTAL AGREEMENT

	IS AGREEMENT made this		, by and between	
	ein called "Landlord," and		and	, herein
can	ed "Tenant." Landlord hereby agre	es to rent to Tenant th	e dwelling located at under the following tern	and the second second
_			under the following tern	is and conditions.
1.	FIXED-TERM AGREEMENT	(LEASE):		
700	Tenants agree to lease this dwelling		, beginning	and
	ending . Upon exp	piration, this Agreemen	nt shall become a month-to-n	nonth agreement
	AUTOMATICALLY, UNLESS of			
	days prior to expiration that they	do not wish this Agree	ment to continue on any basi	is.
2.	RENT:			
-	Tenant agrees to pay Landlord as	hase rent the sum of \$	nor month, due a	nd navable
	monthly in advance on the 1" day			
	rent is required to be submitted or		nik wini sa mia agawiiwini	
3.	FORM OF PAYMENT:	1000 000 1	4 F 725Y2 F	- 22
	Tenants agree to pay their rent in made out to the Landlord.	the form of a personal	check, a cashier's check, or	a money order
	made out to the Landlord.			
4.	RENT PAYMENT PROCEDUI	RE:		
	Tenants agree to pay their rent by			
	address)		son at the same address, or ir	such other way
	as the Landlord will advise the Te	enant in writing.		
5.	RENT DUE DATE:			
	Tenant hereby acknowledges that	late payment will cau	se Landlord to incur costs no	t contemplated by
	this Rental Agreement. We allow			
	the 4th of the month, Tenant agree			
	thereafter until the rent is paid. N		f job, financial emergency, o	or other excuses
	will be accepted for late payment.			
6.	BAD-CHECK SERVICING CH	LARGE:		
.9980	In the event Tenant's check is dis-		unpaid for any reason to Lan	dlord, Tenant
	agrees to pay a returned check che			

will be cash or money order.

7. SECURITY DEPOSIT: Tenants hereby agree to pay a security deposit of \$_ to be refunded upon vacating, returning the keys to the Landlord and termination of this contract according to other terms herein agreed. This deposit will be held to cover any possible damage to the property. No interest will be paid on this money and in no case will it be applied to back or future rent. It will be held intact by Landlord until at least thirty (30) working days after Tenants have vacated the property. At that time Landlord will inspect the premises thoroughly and assess any damages and/or needed repairs. This deposit money minus any necessary charges for missing/dead light bulbs, repairs, cleaning, etc., will then be returned to Tenant with a written explanation of deductions, within 60 days after they have vacated the property.

making a late payment. If for any reason a check is returned or dishonored, all future rent payments

8. CLEANING FEE

Tenant hereby agrees to accept property in its present state of cleanliness. They agree to return the property in the same condition or pay a \$200.00 minimum cleaning fee if the Landlord has to have the property professionally cleaned.



MINNESOTA STANDARD RESIDENTIAL LEASE

© Copyright 1998, 1999, 2000 by Minnesota State Bar Association, Minnespolis, Minnesota. BEFORE YOU USE OR SIGN THIS LEASE, YOU SHOULD CONSULT WITH A LAWYER TO DETERMINE THAT THIS CONTRACT ADEQUATELY PROTECTS YOUR LEGAL RIGHTS. Minnesota State Bar Association disclaims any liability arising out of nor of this form.

The Office of the Minnesota Atherney General certifies that this contract complies with the requirements of Minn. Stat. \$325G.31 (1999). CERTIFICATION OF A CONTRACT BY THE MINNESOTA ATTORNEY GENERAL UNDER THE PLAIN LANGUAGE CONTRACT ACT IS NOT OTHERWISE AN APPROVAL OF THE CONTRACT'S LEGALITY OR LEGAL EFFECT.

OTHER OCCUPANTS.				
LANDLORD.				
The Premises ("Premises") include	des dwelling unit		2000	400000000000
it (street address)		(city)		rip code)
and garage no, storage				
Ferm of Lease. (Write number of			harandan (if haann)	
Starting Date of Possession Monthly Rent \$	Late Fee S		Security Deposit \$	
OTHER CHARGES (specify)	Late Fee 3		security Deposit 5	
RECEIPT. RECEIVED FROM LEASE:	TENANT BY L	ANDLORD AT THE S	GNING OF THIS	AMOUNT
FIRST MONTH'S RENT PAID	IN ADVANCE	č.		
FIRST MONTH'S UTILITIES F	AID IN ADVA	NCE (See Choices 3 a	nd 4 below.)	
LAST MONTH'S RENT PAID	IN ADVANCE			
SECURITY DEPOSIT PAID IN	ADVANCE			
FIRST MONTH'S RENT FOR	GARAGE PAID	IN ADVANCE		
FIRST MONTH'S RENT FOR S	STORAGE UNIT	PAID IN ADVANC	E	
ALCOHOLOGICA CONTRACTOR OF THE PARTY OF THE		, PAID IN ADVAN	CE	
OTHER (Specify)				

UTILITIES:	Included in Rent	Not Included in Rent; Paid or Billed Separately		
	Choice No. 1	Choice No. 2	Choice No. 3	Choice No. 4
UTILITY OR SERVICE	LANDLORD PAYS SERVICE PROVIDER (Utilities and services are included in rent.) >>>>> CHEC	TENANT PAYS DERECTLY TO SERVICE PROVIDER (Tenant's Premises has a separate meter and separate billing or account in Tenant's name.) ***EXAMPLY ONE COLUMN 1: *** ***CONLY ONE COLUMN 1: *** **** ***CONLY ONE COLUMN 1: *** *** *** *** *** *** *** *	TENANT PAYS LANDLORD (Reimbursement for separately matered utility or for service for Tenant's Premises with separate billing or account in Landlord's name.) (ADDED TO RENT.)	TENANT PAYS LANDLORD FOR A PORTION OF UTILITIES OR SERVICES (Tenant's Premises does not have a separate meter.) (ADDED TO RENT)
Natural Gas		T	T	
Water & Sewer				
Electricity				
Feel Oil		1		
Garbage Collection				
Telephone				
Cable Communication				
Association Fees				
Other Utility or Service (Specify)				
service, Landlerd	nnespolis and other cities might prohibit the NO. 4 IS CHEC		NO. 4 IS CHECKED FOR A	CE NO. 3 OR CHOICE NY UTILITY OR

Illinois Month to Month Lease Agreement

	red	into this day of	(hereinafter referred	to as "Landlord") and between to as "Landlord") and ed to as "Tenant." For and in
con	siderat	ion of the covenants and obliga- ion, the receipt and sufficiency ree as follows:		
1.	(hen	OPERTY. Landlord owns certain real einafter referred to as the "Property"). Le conditions contained herein. Tenant ditions as contained herein.	andlord desires to lease the	Premises to Tenant upon the terms
2.	a mo	II. This Illinois Lease Agreement shall on both to month lease and must follow Illin (30) days' written notice from one pass ss one of the following circumstances of	iois Statute 5/9-207. The term rty to another. Tenant shall b	ination shall take place with at leas
	(i)	Landord and Tenant formally create :	and execute a new written leas	se agreement and signed; or
	(ii)	Landlord willingly accepts new Rent fr	rom Tenant, which does not co	institute past due Rent.
	cont	ces to terminate may be given on any inue at the rate specified in this Illinoi litions as outlined in this Illinois Lease noe for providing notice of termination ired).	s Lease Agreement, or as a Agreement shall remain in f	llowed by law. All other terms and full force and effect. Time is of the
3.	REN	T. Tenant shall pay to Landlord the se	um of \$ per	
	adva	noe payment for that month. Weekends rent.	The state of the s	ndar month and shall be considered
	adva	moe payment for that month. Weekends	Rent shall be considered over its to timely pay any month's rent is paid in full. If Landlord ive the late charges for that	excuse Tenant's obligation to timely excuse Tenant's obligation to timely erdue and delinquent on the 2nd day rent, Tenant will pay Landlord a late receives the monthly rent by the 3' month. Any waiver of late charges
	adv: pay	Delinquent Rent. If not paid on the 1st of each calendar month. If Tenant fa charge of \$ per day until day of the month, Landlord will was under this paragraph will not affect	and holidays do not delay or Rent shall be considered ove its to timely pay any month's rent is paid in full. If Landlord ive the late charges for that or diminish any other right or Commencement Date is not t	excuse Tenant's obligation to timely excuse Tenant's obligation to timely endue and delinquent on the 2nd day rent, Tenant will pay Landlord a late receives the monthly rent by the 3' month. Any waiver of late charges remedy Landlord may exercise for the 1st of the calendar month, Ren
	pay A.	Delinquent Rent. If not paid on the 1st of each calendar month. If Tenant facharge of \$ per day until day of the month, Landlord will was under this paragraph will not affect Tenant's failure to timely pay rent. Prorated Rent. In the event that the	Rent shall be considered over its to timely pay any month's rent is paid in full. If Landlord ive the late charges for that or diminish any other right or ment Date shall be prorated by my payment by Tenant is returned pay \$ to Landle Landlord has received pay	excuse Tenant's obligation to timely excuse Tenant's obligation to timely endue and delinquent on the 2nd day rent, Tenant will pay Landlord a late receives the monthly rent by the 3' month. Any waiver of late charges remedy Landlord may exercise for the 1st of the calendar month, Renased on a 30-day period. The 1st of the calendar month, Renased on a 30-day period. The 1st of the calendar month, Renased on a 30-day period.

Rental Agreement

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Rental agreement format in word document

Updated January 05, 2023A lease agreement is a contract between a landlord that rents property to a tenant in exchange for monthly payments. The first (1st) month's rent and security deposit must be paid when signing the agreement. Afterward, the tenant is given access to the landlord's property at the start of the lease term (unless otherwise agreed upon). By State By Type (13) One Page Lease Agreement – For the use of any type of retail, office, or industrial space. Download: Adobe PDF, MS Word, OpenDocument Condominium (Condo) Rental Agreement – To rent any type of device, tools, or similar item. Download: Adobe PDF, MS Word, OpenDocument Condominium (Condo) Rental Agreement – To rent any type of device, tools, or similar item.

Rent agreement format in word for individual house. Rent agreement format in word file. Rental agreement format in word file. Rental agreement format in hindi word file.

Family Member Rental Agreement - When a relative comes to live in the same home as a family member. Use to protect the rights of both parties. Download: Adobe PDF, MS Word, OpenDocument Hunting Lease Agreement - For individuals that would like to hunt on someone else's private land. Download: Adobe PDF, MS Word, OpenDocument Month-to-Month Lease Agreement - Also known as a "tenancy-at-will," this allows the tenant and landlord to have a binding arrangement that may be altered with 30 days' notice. Download: Adobe PDF, MS Word, OpenDocument Parking Space Rental Agreement - Make a contract to park an automobile, recreational vehicle (RV), all-terrain vehicle (ATV), or motorcycle. Download: Adobe PDF, MS Word, OpenDocument Rent-to-Own Lease Agreement – Agreement that structures rental payments in combination with payments to own the property. Download: Adobe PDF, MS Word, OpenDocument Roommate (Room Rental) Agreement – For a roommate seeking others to join in paying rent in a residential unit together. This may be completed by a new roommate or as a collective group. Download: Adobe PDF, MS Word, OpenDocument Standard Residential Lease Agreement – Typically for a one-year period but can be for any fixed period. Download: Adobe PDF, MS Word, OpenDocument Standard Residential Lease Agreement – The renting of space a tenant has to someone else. Download: Adobe PDF, MS Word, OpenDocument Vacation (Short-Term) Rental Agreement - For a term that usually ranges only for a few days between an owner of a home, apartment, condominium, or any other type of residence. Download: Adobe PDF, MS Word, OpenDocument Weekly Rental Agreement - A tenant who resides in a residential space with rent being paid every seven days. Download: Adobe PDF, MS Word, OpenDocument The Leasing Process (8 steps) 1. Tenant Views the Space Before a lease agreement is drawn up, the tenant will usually view the space and see if it's acceptable to their living standards. If they like it, they will make an offer to the real estate agent, manager, or landlord. The offer will usually be based on the monthly rent amount. 2. Rental Application and pay a small fee (see maximum amounts (\$) by state). This gives consent to the landlord to legally perform a credit and background check. 3. Landlord Runs a Consumer Report The landlord is highly recommended to run a consumer report that, depending on the state, will allow them to view the tenant's credit and background reports. For example, states such as Washington and New Jersey do not allow a landlord to use an applicant's criminal record against them. Recommended Services 4. Verify References On the completed rental application, the tenant should have listed references such as past employers and landlords. The landlord should contact the individuals provided via phone and ask about the character of the tenant is approved, a lease agreement should be written by the landlord in accordance with the terms negotiated. The main negotiated items of a lease are the following: Monthly Rent Amount (\$) – How much the tenant has to pay and due on the 1st of each month. Security Deposit – This is determined by the landlord but cannot be more than the maximum (\$) state requirement. Utilities - Such as electricity, water/sewer, cable, internet, heat, etc. Fee(s) - Such as parking, pets, trash, etc. Move-in Date - The day the tenant will take occupancy. Term - A standard lease is 12 months but can be any agreed-upon term. 6. Lease Signing When both parties sign the lease it becomes legally binding until the end of its term. The most common ways to sign are in-person or electronically (DocuSign or eSign). Tenant's Obligations (4) - When signing, the tenant is commonly required to pay: First (1st) month's rent; and Any other fees that are due during the 1st month of occupancy. Landlord's Obligations (3) - When signing, the landlord is responsible for providing: Lead-Based Paint Disclosure - Required if the residence was built prior to January 1, 1978, to disclose the property and write down any existing damage. Photos should be taken and documented with timestamps. This is required in 17 states. State Disclosures - Any disclosures required under state law. 7. Taking Occupancy Access to the property is granted on the 1st day of the lease term (unless otherwise agreed). If the tenant moves in before the start of the term, the tenant pays rent based on the pro-rata number of days entering early on the property (ex. if the tenant moves in 10 days early and the rent is \$1,500/mo, the tenant is obligated to pay \$500). 8. End of the Lease At the end of the lease period, the landlord must decide whether to renew the lease. If the landlord chooses not to renew, the tenant is required to move out and provide their forwarding address. The landlord must return the security deposit back to the tenant, less any deductions, in accordance with state law. Landlord-Tenant Laws Security Deposit Laws State Maximum (\$) Returning Statute Alabama 1 month's rent 60 days the termination date and delivery of possession § 35-9A-201(a), 35-9A-201(b) Alaska 2 months' rent 14 days if the tenant leaves on-time, 30 days if not § 34.03.070(a), § 34.03.070(g) Arizona 1.5 months' rent 60 days from move-out inspection (excl. weekends and holidays) § 33-1321 Arkansas 2 months' rent (furnished), 3 months' rent (furnished) 21 days from the move-out date 1950.5 Colorado No limit 1 month's rent if younger 30 days from the move-out date or 15 days from the move-out date or days from the termination date Title 25 § 5514 Florida No limit 30 days if deductions, 15 days if no deductions, 15 days if not § 6-321 Illinois No limit 30 days if deductions, 45 days from the termination date § 58-2550 Kentucky No limit 45 days from the termination date § 58-2550 Kentucky No limit 60 days from the lease termination date § 383.580(7) Louisiana No limit 1 month from the termination date § 8-203 Massachusetts 1 month's rent 30 days after the tenant has vacated Chapter 186, Section 15B Michigan 1.5 months' rent 30 days from the end of occupancy § 554.609 Minnesota No limit 3 weeks from the termination date § 504B.178 Mississippi No limit 45 days from the end of tenancy § 535.300 Montana No limit 30 days if deductions, 10 days if no deductions § 70-25-202 Nebraska 1 month's rent (excluding pet fee) 14 days of move-out § 76-1416 Nevada 3 months' rent or \$100, whichever is greater 30 days if the property is shared with the landlord RSA 540-A:6, RSA A:7 New Jersey 1.5 months' rent 30 days from the termination date § 46:8-21.1 New Mexico 1 month's rent for leases 1-year and under. No limit for residential leases more than 1-year 30 days from the termination date § 46:8-21.1 New Mexico 1 month's rent for leases 1-year and under. No limit for residential leases more than 1-year 30 days from the termination date § 47-8-18 New York 1 month's rent for leases 1-year and under. No limit for residential leases more than 1-year 30 days from the termination date § 46:8-21.2 New York 1 month's rent for leases 1-year and under. No limit for residential leases more than 1-year 30 days from the termination date § 47-8-18 New York 1 month's rent for leases 1-year and under. No limit for residential leases more than 1-year 30 days from the termination date § 47-8-18 New York 1 month's rent for leases 1-year and under. No limit for residential leases more than 1-year 30 days from the termination date § 47-8-18 New York 1 month's rent for leases 1-year and under. 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It can be given to an occupant, posted or placed under their door, or mailed to them (6 days before the entry date). When is Rent Due? (grace periods) A grace period protects the tenant from being charged a late fee or being evicted during such time period. Although, the rent is still considered late and may reflect negatively on the tenant's rental history. State When is Rent Due? Laws Alabama On the due date (no grace period) § 35-9A-161(c) Alaska On the due date (no grace period) AS 34.03.020(c) Arizona On the due date (no grace period) CIV Code 1947 Colorado Not defined, but there is a 7-day grace period before a late fee may be imposed C.R.S. § 38-12-105 Connecticut 9-day grace period before a late fee may be imposed Title 25, § 5501(b), Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(b), Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(b), Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(b), Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Title 25, § 5501(d) Florida On the due date (no grace period before a late fee may be imposed Titl period) § 83.46(1) Georgia Not defined No statute Indiana Not defined No statute Indiana Not defined No statute Illinois Not defined No statute Indiana Not § 383.565(2) Louisiana On the due date (no grace period) § 8-401(a) Massachusetts 30-day grace period Chapter 710, §6028(1) Maryland On the due date (no grace period) § 554.131 Minnesota Not defined No statute Mississippi Not defined No statute Missouri On the due date (no grace period) § 70-24-201(2)(c) Nebraska On the due date (no grace period) § 70-24-201(2)(c period § 2A:42-6.1(1) New Mexico On the due date (no grace period) § 47-8-15(B) New York 5-day grace period § 42-46(a) North Dakota Not defined No statute Ohio Not defined No statute Oklahoma On the due date (no grace period) § 41-109(B) Oregon On the due date in the lease, but there is a 4-day grace period before a late fee may be imposed § ORS 90.220(7)(a), ORS 90.220(7)(a), ORS 90.220(7)(a), ORS 90.220(7)(a) Pennsylvania Not defined No statute Rhode Island On the due date (no grace period) § 27-40-310(c) South Dakota Not defined No statute Tennessee On the due date in the lease, but there is a 5-day grace period before a late fee may be imposed § 66-28-201(d) Texas Not defined No statute Vermont On the due date in the lease, but there is a 5-day grace period before a late fee may be imposed § 55.1-1204(C)(4), § 55.1-1204(C)(5) Washington 5-day grace period RCW 59.18.170 West Virginia Not defined No statute Wisconsin Not defined No statute Wisconsin Not defined No statute Tees (maximum allowed) The late fees or the maximum amount a landlord may charge for late rent is not defined in most states. This does not mean that late fees are not allowed, rather, it suggests that the landlord is able to charge as much as desired as long as it is written in the lease, State Late Rent Fees (maximum allowed) Laws Alabama Not defined No statute Arizona No maximum, although it must be stated in the lease, ARS 33-1368(B) Arkansas Not defined No

statute California Must be a "good faith estimate of the damages likely to be suffered by the landlord in the case of a late payment." Also, the late fee must be written in the lease. Orozco v. Casimiro, 121 Cal. App.4th Supp. 7 (2004), CIV Code 1962 Colorado \$50.00 or 5% of past due rent C.R.S. § 38-12-105 Connecticut Not defined No statute
Delaware 5% of the monthly rent amount Title 25, § 5501(d) Florida Not defined No statute Georgia "All contracts for rent shall bear interest from the time the rent is due" Hawaii 8% of the monthly rent amount for the first \$500.00 in
monthly rent plus five percent per month for any amount in excess of \$500.00 in monthly rent does not exceed \$700/month, the late fee cannot exceed more than \$12/day per day or \$60/month. If the rent is greater than \$700/month, the late cannot
exceed more than \$20/day or \$100/month. 562A.9(4) Kansas Not defined No statute Kentucky Not defined No statute Minnesota 8% of the monthly rent amount Md. Code, Real. Prop. § 8-208(d)(3) Massachusetts Not defined No statute Minnesota 8% of the monthly rent amount NRS 118A.210(4)(a) New Hampshire No defined No statute New Jersey Outside Jersey City – Not

defined Jersey City only - \$35 No sstatute Ord. 20-036 New Mexico 10% of the monthly rent amount, whichever is less Housing Stability and Tenant Protection act of 2019 North Carolina \$15 or 5% of the monthly rent amount, whichever is greater. \$42-46(a)(1) North Dakota Not defined No statute Origina Not defined No statute Origina Not defined No statute Use Tennessee 10% of the monthly rent amount \$66-28-201(d) Texas Sec. 92.019(1) Utah Not defined No statute Virginia 10% of the monthly rent amount \$55.1-1204(E) Washington Not defined No statute Wirginia Not defined No statute Virginia Not defined No statute Wirginia Not Wirginia No

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