

Agreement for Renting: _____

This Agreement between _____ (called the Tenant), and _____ (called the Landlord), gives the responsibilities of the Tenant and the Landlord.

I. This Agreement starts from _____, 20____ and continues for one year until _____, 20____.

II. You can reach the Landlord at:

Name: _____

Address: _____

Telephone Number: _____ Email Address: _____

III. The Landlord will do the following things in this list:

1. Keep all electrical, plumbing, sanitary, heating, ventilating, and air conditioning systems in good working order.
2. Make sure you have a way to get in and out of the house at all times.
3. Keep the living unit or house in a safe condition that meets local health and safety codes.
4. Has the right to go in the living unit or house (in a reasonable way) so that he or she can check that things are in good working order or take care of work/repairs that need to be done to keep the living unit or house in a livable condition.

IV. The Tenant:

A.

1. Has a right to privacy and security including locks and keys to his or her living unit or house.
2. Has the right to decorate his or her living unit or house as long as the decorations do not damage the unit or house.
3. Has the right to have visitors of his or her choosing at any time.
4. Has the freedom and support to control his or her schedule and activities.
5. Can get food at any time.
6. Shall respect the rights of other individuals and household members and caregivers.
7. Shall not damage the living unit or house in any way.

B. The Tenant shall pay rent in the amount of \$ _____ to Landlord no later than the _____ day of each month. If the Tenant is late paying the rent, then the Landlord may add a late fee of \$ _____ to the rent.

C. **IF YOU DO NOT PAY YOUR RENT ON TIME**

If you do not pay your rent within five (5) days of the date it is due, the Landlord can start to have you evicted or kicked out. You will get no other notice as long as you live in this rental unit.

- D. The Tenant can ask a responsible person to make sure the rent is paid on time and receive notices as required by this Agreement.
 - E. If the Tenant wants to end this agreement for no reason, then the Landlord shall be given 30 days' notice in writing.
 - F. If the Tenant wants to end this agreement because the Landlord has not done what must be done as stated in this Agreement, the Landlord must be given five (5) days' notice before the Tenant can end this Agreement. This must be done in writing to the Landlord.
- V. Ending of this Agreement by the Landlord
- A. The Landlord may end this Agreement when:
- 1. The Landlord has given 30 days written notice to the Tenant stating he is going to end this Agreement without any reason after the initial term of the lease;
 - 2. The Landlord has given five (5) days written notice to the Tenant when the Tenant has not paid the rent on time; or
 - 3. The Landlord has given 14 days written notice to the Tenant when the Tenant has not done what this Agreement says to do.
- VI. As the Tenant, you are entitled to all protections and remedies afforded by the South Carolina Residential Landlord Tenant Act (S.C. Code Ann. § 27-40-10 *et. seq.*).

VII. Notices

All notices, requests or consents under this Agreement to the Tenant, or to Tenant's responsible person, from the Landlord shall be in writing and can be delivered either by hand or sent by registered or certified mail to the address as follows:

To Tenant or responsible person Address: _____

All notices, requests or consents under this Agreement to the Landlord from the Tenant, or Tenant's responsible person, shall be in writing and can be delivered either by hand or sent by mail to the address as follows:

To Landlord – Address: _____

IN WITNESS WHEREOF, the Landlord and Tenant hereto have signed this Agreement on this date.

LANDLORD:

TENANT:

Signature

Signature

Date: _____

Date: _____