

RENTAL AGREEMENT

KEY POINTS

A rental agreement between the landlord and tenant defines the rights and responsibilities of each party. At a minimum, the following should be included in the agreement:

- ✓ TERM
Weekly, Monthly, or Other.
- ✓ PAYMENT
Date & Location
- ✓ RENTAL AMOUNT
- ✓ LATE PAYMENT
Penalty & Timing
- ✓ RENEWAL
Automatic or Otherwise
- ✓ AGREEMENT TERMINATION
Notice Time & Penalties
- ✓ SUBLEASE / ADDITIONAL TENANTS
- ✓ RENTER'S INSURANCE
- ✓ INSPECTION & LANDLORD ACCESS
Notice Timing & Location
- ✓ TENANT EXTENDED ABSENCE
- ✓ AGREEMENT MODIFICATIONS
Notice Timing & Approval
- ✓ DISCLOSURE OF MOLD, LEAD-BASED PAINT, OR DEFECTIVE DRYWALL

A copy of the rental agreement signed by both the landlord and tenant must be provided by the landlord to the tenant within one month of execution.

HELPFUL PHONE NUMBERS

TOWN ADMINISTRATION
102 EAST MAIN STREET
(540) 635-8007

TOWN PLANNING & ZONING 635-4236
frontroyalva.com

COUNTY BUILDING INSPECTIONS 636-9973
warrencountyva.net

TOWN FINANCE 635-7799
frontroyalva.com

COUNTY HEALTH DEPARTMENT 635-3159
vdh.state.va.us/lhd/lordfairfax

FIRE MARSHALL 636-3830
warrencountyfire.org

ENERGY SERVICES 635-3027
frontroyalva.com

DEPT OF SOCIAL SERVICES 635-3430
warrencountyva.org

POLICE DEPARTMENT 635-2111
frontroyalva.com

SHERIFFS OFFICE 635-4128
warrencountysheriff.org

ENVIRONMENTAL SERVICES 635-7819
frontroyalva.com

GUIDE TO RESIDENTIAL RENTALS

A reference guide to those seeking to rent residential property in Front Royal



FRONTROYALVA.COM

PROPERTY MANAGEMENT



VRLTA

The Commonwealth of Virginia has adopted The Virginia Residential Landlord and Tenant Act (VRLTA) to establish the rights and obligations of both landlords and tenants in Virginia. The VRLTA covers most residential rental agreements. It applies to all apartments, single family home rentals if the landlord owns more than ten (10) rental dwellings, motels and boarding houses if tenants reside more than thirty (30) days, and public housing (Section 8) as long as it is consistent with Federal regulations.

This brochure is intended to provide a quick reference to these regulations. Please refer to the Town's Residential Rental Handbook for further information.

The Town of Front Royal offers this brochure about residential rental properties to inform both landlords and tenants of their rights, remedies, and responsibilities when renting property. Open communication between a landlord and tenant promotes a partnership that improves the rental experience. Responsible landlords renting to honest tenants results in an improved community for all.

PROPERTY MAINTENANCE

Maintaining rental property in an appropriate manner ensures an environment that will attract honest, long-term tenants. In addition, properties that demonstrate pride in ownership tend to reduce criminal activity. Properties should provide external lighting, attractive landscaping that permits visibility from the street, controlled site access, removal of garbage and litter, and clearly posted addresses.

RENTAL PROCESS

Screening applicants allows the landlord to determine if a possible tenant should be considered. The VRLTA allows landlords to require non-refundable application fees and deposits. Investigation of tenants can reduce problems in the future.

Executing a rental agreement communicates the expectations of both the landlord and tenant. This brochure includes important items to include in a rental agreement.

A good rental agreement allows the landlord to properly process violations of the tenant's responsibilities, as well as provides the tenant with documented expectations of the landlord.

RESIDENTIAL RENTAL HANDBOOK

The Town along with Warren County has developed a Residential Rental Handbook that more fully details the VRLTA. Copies of this Handbook are available on the Town's website, as well as at Town and County offices.

