

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement (“Lease”) is made and entered into on this ___ day of _____, **20**, by and between:

Landlord: [Full Name]

Address: [Landlord’s Address]

Phone: [Landlord’s Phone Number]

Email: [Landlord’s Email Address]

Tenant: [Full Name(s)]

Address: [Tenant’s Current Address]

Phone: [Tenant’s Phone Number]

Email: [Tenant’s Email Address]

1. PREMISES The Landlord hereby leases to the Tenant the residential property located at: [Full Address of the Property]

including the following appliances, fixtures, and amenities: [List Items, if applicable]. The Premises shall be provided in a habitable condition and shall be equipped with functioning essential utilities as applicable.

The Landlord shall provide the Tenant with a move-in checklist to document the condition of the Premises at the start of the Lease term. The Tenant acknowledges responsibility for maintaining the condition of the Premises throughout the Lease term.

2. TERM The term of this Lease shall commence on ___ day of _____, **20**, and shall:

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If the Tenant remains on the Premises after the expiration of the fixed term without a written agreement, the tenancy shall automatically convert to a month-to-month basis under the same terms and conditions.

3. RENT The Tenant agrees to pay the Landlord rent in the amount of \$_____ per month.

Rent is due on the ___ day of each month. Payments shall be made to: [Landlord’s Name and Payment Address]

or by the following method: [Payment Method].

Late payments are subject to a fee of \$_____ if not received within ___ days of the due date. The Landlord reserves the right to issue a written warning prior to charging a late fee and may waive the fee at their sole discretion.

4. SECURITY DEPOSIT The Tenant shall pay a security deposit of \$_____ upon signing this Lease. The security deposit will be held to cover damages beyond normal wear and tear and unpaid rent. The security deposit will be returned within ___ days of the termination of this Lease, minus any deductions.

The Tenant has the right to request an itemized list of deductions, if applicable, and may dispute charges within a reasonable time frame as defined by state law.

5. UTILITIES AND SERVICES The following utilities and services will be paid as follows:

- Electricity: [Landlord/Tenant]
- Water/Sewer: [Landlord/Tenant]
- Gas: [Landlord/Tenant]

- Trash Collection: [Landlord/Tenant]
- Internet/Cable: [Landlord/Tenant]

The Tenant shall notify utility providers of the Lease start date and arrange for any account transfers or setup, as needed. The Landlord is not responsible for interruptions in utilities caused by the service provider.

6. OCCUPANTS The Premises shall be occupied only by the Tenant(s) listed above and the following additional occupants: [List Additional Occupants, if any]. Subletting or assigning this Lease is prohibited without the Landlord's prior written consent.

Unauthorized occupants will be considered a breach of the Lease terms, and the Landlord reserves the right to take corrective action, including Lease termination if necessary.

7. MAINTENANCE AND REPAIRS

- **Tenant's Responsibility:** The Tenant shall maintain the Premises in a clean and habitable condition and promptly notify the Landlord of any damage or necessary repairs. The Tenant is responsible for minor maintenance tasks such as changing light bulbs and maintaining cleanliness.
- **Landlord's Responsibility:** The Landlord shall be responsible for repairs not caused by the Tenant's negligence and for ensuring compliance with applicable housing codes. Repairs will be completed within a reasonable time frame once notified.

8. ALTERATIONS The Tenant may not make any alterations, additions, or improvements to the Premises without the prior written consent of the Landlord. This includes painting, installing fixtures, or making structural changes. Any unauthorized alterations must be restored to the original condition at the Tenant's expense.

9. ENTRY The Landlord may enter the Premises with at least ___ hours' notice to inspect, repair, or show the property, except in cases of emergency. The Tenant agrees to provide reasonable access during such times and understands that refusal may constitute a breach of Lease terms.

10. TERMINATION Upon termination, the Tenant shall return all keys and leave the Premises in the same condition as received, except for normal wear and tear. The Tenant agrees to provide written notice of intent to vacate at least ___ days prior to the end of the Lease term or any renewal.

The Landlord reserves the right to perform a move-out inspection to assess the condition of the Premises and document any damages. Failure to provide adequate notice may result in forfeiture of the security deposit.

11. PETS [] Pets are NOT allowed on the Premises.

[] Pets are allowed on the Premises with the following restrictions: [Specify Restrictions].

The Tenant agrees to pay an additional pet deposit of \$_____, which may be used to cover damages caused by the pet.

Any violation of the pet policy may result in additional charges or Lease termination.

12. DEFAULT If the Tenant fails to comply with the terms of this Lease, the Landlord may terminate the Lease with proper notice as required by law and take legal action to recover damages. Repeated breaches or failure to pay rent on time may also result in the Landlord refusing to renew the Lease.

13. GOVERNING LAW This Lease shall be governed by the laws of the State of [State]. Any disputes arising from this Lease shall be resolved in the jurisdiction where the Premises are located.

14. ADDITIONAL TERMS [Include any additional terms, if necessary. Examples may include smoking policies, parking arrangements, or HOA rules.]

15. ENTIRE AGREEMENT This Lease constitutes the entire agreement between the parties. Any amendments must be in writing and signed by both parties. Verbal agreements or understandings shall not be considered enforceable.

SIGNATURES

Landlord:

(Signature)

Date: _____

Tenant(s):

(Signature)

Date: _____

(Signature)

Date: _____