

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].

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

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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.

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.

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]

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.

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.
- **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.

8. ALTERATIONS The Tenant may not make any alterations, additions, or improvements to the Premises without the prior written consent of the Landlord.

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.

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.

11. PETS Pets are NOT allowed on the Premises.

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

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.

13. GOVERNING LAW This Lease shall be governed by the laws of the State of [State].

14. ADDITIONAL TERMS [Include any additional terms, if necessary.]

15. ENTIRE AGREEMENT This Lease constitutes the entire agreement between the parties. Any amendments must be in writing and signed by both parties.

SIGNATURES

Landlord:

(Signature)

Date: _____

Tenant(s):

(Signature)

Date: _____

(Signature)

Date: _____