

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement ("Lease") is made on this 21st day of December, 2024, by and between:

Landlord: Jane Doe

Tenant: John Smith

1. PREMISES

The Landlord leases the property at 123 Main Street, Apartment 4B, Springfield, ST 54321, to the Tenant, including: Refrigerator, Stove, Washer, and Dryer.

2. TERM

The Lease starts on January 1, 2025, and:

- Renews monthly with 30 days' notice.
- Ends on December 31, 2025.

3. RENT

Rent: \$1,200/month, due on the 1st day of each month. Late fee: \$50 after 5 days.

4. SECURITY DEPOSIT

Deposit: \$1,200. Refund within 30 days of lease end, minus damages or unpaid rent.

5. UTILITIES

Utilities:

- Electricity: Tenant
- Water/Sewer: Landlord
- Trash: Landlord

6. OCCUPANTS

Only the listed Tenant may reside. Subletting requires written consent.

7. MAINTENANCE

- Tenant: Keep property clean; report issues.
- Landlord: Handle non-Tenant caused repairs.

8. ALTERATIONS

No changes without consent. Unauthorized alterations must be undone.

9. ENTRY

Landlord may enter with 24 hours' notice or in emergencies.

10. TERMINATION

Tenant provides 30 days' notice. Premises returned in original condition, excluding normal wear.

11. PETS

Pets allowed: One cat permitted. Extra deposit: \$300.

12. DEFAULT

Non-compliance may lead to termination and legal action.

13. GOVERNING LAW

Lease follows Springfield state laws.

14. ADDITIONAL TERMS

No smoking is allowed inside the premises.

15. ENTIRE AGREEMENT

This is the full agreement. Changes require written consent.

SIGNATURES

Landlord:

Date: December 21, 2024

Tenant(s):

Date: December 21, 2024