

SIMPLE RESIDENTIAL LEASE AGREEMENT

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

Landlord: [Full Name]

Tenant: [Full Name(s)]

1. **PREMISES** The Landlord leases the property at [Address] to the Tenant, including: [List Items].

2. **TERM** The Lease starts on ___ and:

3. **RENT** Rent: \$/month, due on the ___ day. Late fee: \$ after ___ days.

4. **SECURITY DEPOSIT** Deposit: \$_____. Refund within ___ days of lease end, minus damages or unpaid rent.

5. **UTILITIES** Utilities:

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

6. **OCCUPANTS** Only listed Tenant(s) and approved occupants may reside. Subletting needs 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 ___ hours’ notice or in emergencies.

10. **TERMINATION** Tenant provides ___ days’ notice. Premises returned in original condition, excluding normal wear.

11. **PETS** [] No pets allowed.

[] Pets allowed: [Details]. Extra deposit: \$_____.

12. **DEFAULT** Non-compliance may lead to termination and legal action.

13. **GOVERNING LAW** Lease follows [State] laws.

14. **ADDITIONAL TERMS** [Optional.]

15. **ENTIRE AGREEMENT** This is the full agreement. Changes require written consent.

SIGNATURES

Landlord: _____

Date: _____

Tenant(s):

Date: _____