

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 to the Tenant the property at [Address]. The Premises include: [List Items]. A move-in checklist will document its condition.

2. TERM The Lease begins on ___ and:

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3. RENT Rent is \$_____ per month, due on the ___ day. Payments: [Payment Method].
Late fees: \$_____ after ___ days.

4. SECURITY DEPOSIT Tenant pays \$_____ as a deposit. Refund within ___ days of lease end, less deductions for damages or unpaid rent.

5. UTILITIES Paid as follows:

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

6. OCCUPANTS Only the Tenant(s) and approved occupants may reside. Subletting requires written consent.

7. MAINTENANCE

- Tenant: Keep property clean and report issues. Minor tasks like changing bulbs.
- Landlord: Repairs not caused by Tenant negligence.

8. ALTERATIONS No changes to the property without written consent. Unauthorized changes must be reversed.

9. ENTRY Landlord may enter with ___ hours’ notice for inspections or repairs, except in emergencies.

10. TERMINATION Tenant must provide ___ days’ notice before vacating. Premises must be returned in original condition, excluding normal wear.

11. PETS No pets allowed.

Pets allowed with restrictions: [Details]. Additional deposit: \$_____.

12. DEFAULT Failure to comply may result in Lease termination and legal action.

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

14. ADDITIONAL TERMS [Add if applicable.]

15. ENTIRE AGREEMENT This document is the complete agreement. Changes must be in writing.

SIGNATURES

Landlord:

Date: _____

Tenant(s):

Date: _____