

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement (“Lease”) is made and entered into on this 15th day of December, 2024, by and between:

Landlord: Jane Doe

Address: 123 Elm Street, Springfield, ST 54321

Phone: (123) 456-7890

Email: janedoe@example.com

Tenant: John Smith and Sarah Johnson

Address: 789 Pine Avenue, Springfield, ST 54321

Phone: (321) 654-0987

Email: johnandsarah@example.com

1. PREMISES

The Landlord hereby leases to the Tenant the residential property located at:

456 Oak Lane, Apartment 12B, Springfield, ST 54321

including the following appliances, fixtures, and amenities: Refrigerator, Stove, Microwave, Dishwasher, Washer, and Dryer. 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 the 1st day of January, 2025, and shall:

- Be on a month-to-month basis, requiring either party to give at least thirty (30) days written notice to terminate.
- Continue for a fixed term ending on the 31st day of December, 2025.

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 \$1,200 per month. Rent is due on the 1st day of each month. Payments shall be made to:

Jane Doe, 123 Elm Street, Springfield, ST 54321

or by the following method: Direct Bank Transfer.

Late payments are subject to a fee of \$50 if not received within five (5) 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 \$1,200 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 30 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: Tenant
- Water/Sewer: Landlord
- Gas: Tenant
- Trash Collection: Landlord
- Internet/Cable: 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: None. 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 24 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 30 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

[X] Pets are allowed on the Premises with the following restrictions: One dog under 50 lbs is permitted with an additional pet deposit of \$300.

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 Springfield. Any disputes arising from this Lease shall be resolved in the jurisdiction where the Premises are located.

14. ADDITIONAL TERMS

Smoking is strictly prohibited inside the Premises.

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: _____