

RESIDENTIAL LEASE AGREEMENT

This Lease Agreement is entered into on _____ between:

LANDLORD: _____ at
_____.

TENANT(S): _____

1. PROPERTY

Address: _____

Type: ___ Single-family ___ Apartment ___ Condo ___ Other

Included: _____

2. LEASE TERM

Start Date: _____ End Date: _____

Total Duration: _____ months

3. RENT

Monthly Rent: \$ _____ Due on the _____ day of each month.

Late Fee: \$ _____ after _____ day grace period.

4. SECURITY DEPOSIT

Amount: \$ _____ Held at: _____

5. MOVE-IN FEES

First Month: \$ _____ Last Month: \$ _____ Pet Deposit: \$ _____

Total Due at Move-In: \$ _____

6. UTILITIES

Landlord pays: _____

Tenant pays: _____

7. OCCUPANTS

Authorized occupants: _____

Maximum guests: _____ Maximum stay: _____ days

8. PETS

No pets Pets allowed: _____ Pet rent: \$ _____ /month

9. RULES

- No smoking inside - No alterations without consent - Quiet hours: _____ PM - _____ AM

10. MAINTENANCE

Landlord responsible for: structural, HVAC, plumbing, electrical, exterior

Tenant responsible for: minor upkeep, lightbulbs, batteries, immediate damage notification

11. ENTRY BY LANDLORD

_____ hours notice required except for emergencies.

12. ALTERATIONS

No alterations, painting, or modifications without written consent. Tenant restores to original condition at move-out.

13. SUBLETTING

Not allowed Allowed with landlord consent

14. EARLY TERMINATION

Penalty for early termination: _____

Exceptions (military, domestic violence, uninhabitable): no penalty as protected by law.

15. REQUIRED DISCLOSURES

Lead-based paint (pre-1978) State-specific disclosures attached

16. GOVERNING LAW

Governed by laws of the State of _____.

LANDLORD:

Signature: _____ Date: _____

Printed Name: _____

TENANT:

Signature: _____ Date: _____

Printed Name: _____

DISCLAIMER: This template is for informational purposes only and does not constitute legal advice. Laws vary by state. Consult a licensed attorney before executing this agreement.