

DELAWARE RESIDENTIAL LEASE AGREEMENT

Premises Address: _____ Lease Term: _____

Parties:

Landlord Name: _____

Landlord Mailing Address: _____

Tenant Name(s): _____

Tenant Mailing Address: _____

Lease Term:

Commencement Date: _____

Termination Date: _____

Rent:

Monthly Rent Amount: _____ USD

Rent Payment Due Date Each Month: _____

Late Payment Fee: _____

Security Deposit:

Security Deposit Amount: _____ USD

Deposit Held By: _____

Use of Premises:

The Premises shall be used solely as a private residence by Tenant and Tenant's immediate family. No other persons may reside at the Premises without prior written consent of Landlord.

Occupants and Guests:

Tenant shall not allow more than the agreed number of occupants to reside at the Premises. Guests staying beyond 14 consecutive days or 30 days total in any 12-month period require Landlord's written approval.

Maintenance and Repairs:

Tenant shall keep the Premises clean and sanitary and promptly notify Landlord of any damage or needed repairs. Landlord shall be responsible for repairs not caused by Tenant's negligence or misuse.

Utilities and Services:

Tenant shall pay for all utilities and services supplied to the Premises except as otherwise agreed in writing.

Alterations and Improvements:

Tenant shall not make any alterations, additions, or improvements to the Premises without Landlord's prior written consent. All approved improvements shall become the property of Landlord upon termination of this Lease.

Entry by Landlord:

Landlord may enter the Premises upon 24 hours' notice for inspection, repairs, or showing the property to prospective tenants or buyers, except in emergencies when no notice shall be required.

Pets:

No pets shall be allowed on the Premises without Landlord's prior written consent. Any such consent may be conditioned on payment of a pet deposit or additional rent.

Smoking:

Smoking is not permitted anywhere on the Premises unless Landlord expressly allows it in writing.

Default and Remedies:

If Tenant fails to pay rent when due or breaches any other term of this Lease, Landlord may pursue all available legal remedies, including but not limited to termination of tenancy, eviction, and recovery of damages. Tenant shall be responsible for all costs incurred by Landlord in enforcing this Lease.

Return of Possession:

Upon termination, Tenant shall vacate the Premises, remove all personal property, and return keys to Landlord. Premises must be left in clean, good condition, reasonable wear and tear excepted.

Liability and Insurance:

Tenant shall maintain renter's insurance covering Tenant's personal property and liability. Landlord shall not be liable for damage or injury to Tenant or Tenant's property except as required by law.

Governing Law and Venue:

This Lease shall be governed by and construed under the laws of the State of Delaware. Any disputes arising hereunder shall be resolved in courts located within Delaware.

Entire Agreement and Amendments:

This Lease constitutes the entire agreement between the parties and supersedes all prior understandings. Any modifications must be in writing and signed by both parties.

Severability:

If any provision of this Lease is found invalid or unenforceable, the remainder shall remain in full force and effect.

Signatures:

LANDLORD

TENANT

Signature: _____

Signature: _____

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