

HOUSE RENTAL LEASE AGREEMENT

Property Address: _____ Lease Start Date: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Address: _____

Phone/Email: _____

Lease Term and Rent:

Lease Term (months): _____

Monthly Rent: _____ USD

Security Deposit: _____ USD

1. Premises and Occupants

Landlord hereby leases to Tenant and Tenant hereby rents from Landlord the residential premises described above (the "Premises"). The Premises shall be occupied only by the Tenant and the following additional persons:

2. Lease Term

The Lease Term shall commence on the Lease Start Date and shall continue for the number of months specified above, ending automatically without notice on the last day of the Lease Term.

Tenant shall surrender possession upon termination and vacate the Premises in good condition subject to normal wear and tear.

3. Rent and Payments

Tenant shall pay Monthly Rent to Landlord in advance on the first day of each month during the Lease Term.

Payments shall be made to Landlord at the address specified or at such other place as Landlord may designate in writing.

Late payments shall incur a late fee of \$50 if not received within five (5) calendar days after the due date.

4. Security Deposit

Tenant shall pay a Security Deposit in the amount specified above to secure Tenant's obligations under this Lease.

The Security Deposit shall be held by Landlord and may be applied to unpaid rent, damages beyond normal wear and tear, or other Lease breaches.

The Security Deposit or remaining balance shall be returned to Tenant within thirty (30) days after termination, less any lawful deductions.

5. Use and Occupancy

The Premises shall be used solely for residential purposes and occupied only by the persons named herein.

Tenant shall comply with all laws, ordinances, and rules applicable to the Premises and shall not engage in illegal activities.

Tenant shall not assign this Lease or sublet the Premises without Landlord's prior written consent.

6. Maintenance and Repairs

Tenant shall keep the Premises clean and in good condition and shall promptly notify Landlord of any damage or needed repairs.

Landlord shall maintain the Premises in habitable condition and shall make necessary repairs in a timely manner.

Tenant shall be responsible for damage caused by Tenant's negligence or misuse.

7. Utilities

Tenant shall be responsible for payment of all utilities and services supplied to the Premises except as otherwise specified:

8. Entry by Landlord

Landlord or Landlord's agents may enter the Premises upon reasonable notice to Tenant to inspect, repair, or show the Premises to prospective tenants or purchasers.

In emergencies, Landlord may enter without prior notice as permitted by law.

9. Termination and Renewal

This Lease shall terminate on the Lease Term expiration without further notice.

Any renewal or extension must be in writing and signed by both parties.

Early termination may be subject to penalties as provided herein or by law.

10. Default and Remedies

If Tenant defaults in payment or any Lease obligation and fails to cure within five (5) days after written notice, Landlord may terminate this Lease and pursue all remedies at law or equity.

Tenant shall be liable for all costs and expenses incurred including attorney's fees.

Landlord shall not waive any default unless in a signed writing.

11. Liability and Insurance

Tenant assumes all risk of loss or damage to Tenant's personal property.

Tenant shall maintain renter's insurance with liability coverage and provide proof to Landlord upon request.

Landlord shall not be liable for injury or damage to Tenant or others except as caused by Landlord's gross negligence or willful misconduct.

12. Governing Law and Venue

This Lease shall be governed by and construed in accordance with the laws of the State of _____.

The parties consent to the exclusive jurisdiction and venue of the state and federal courts located in _____ County, _____.

13. Entire Agreement and Amendments

This Lease constitutes the entire agreement between the parties and supersedes all prior negotiations or agreements.

Any amendments or modifications must be in writing and signed by both parties.

14. Severability

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

15. Notices

All notices required or permitted under this Lease shall be in writing and deemed delivered when hand-delivered, sent by nationally recognized overnight courier, certified mail return receipt requested, or by electronic means with confirmation of receipt, to the addresses listed above or such other address as either party may designate in writing.

LANDLORD'S SIGNATURE

Signature: _____

Print Name: _____

TENANT'S SIGNATURE

Signature: _____

Print Name: _____

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