

RESIDENTIAL LEASE AGREEMENT

Premises Address: _____ Lease Term: _____

Landlord Information:

Full Name: _____

Mailing Address: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Mailing Address: _____

Phone/Email: _____

Lease Details:

Monthly Rent: _____ USD

Security Deposit: _____ USD

Lease Start Date: _____

Lease End Date: _____

1. Premises and Occupancy

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the residential premises described above, including any fixtures and appliances, solely for residential use by Tenant and Tenant's immediate family.

2. Term

The lease term shall commence on the Lease Start Date and terminate on the Lease End Date unless extended or terminated earlier in accordance with this Agreement.

3. Rent

Tenant agrees to pay the Monthly Rent without deduction or offset on or before the first day of each month during the lease term to the Landlord's designated address or account.

4. Security Deposit

Tenant shall pay a Security Deposit to Landlord upon execution of this Agreement, which may be applied by Landlord to unpaid rent, damages beyond normal wear and tear, or other breaches of this Agreement, subject to applicable law.

5. Utilities and Services

Tenant shall be responsible for payment of all utilities and services supplied to the Premises except those specifically agreed to be paid by Landlord.

6. Maintenance and Repairs

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

7. Use and Occupancy Restrictions

Tenant shall not use the Premises for any unlawful purposes, nor make any alterations without Landlord's prior written consent, and shall comply with all applicable laws, ordinances, and community rules.

8. Entry by Landlord

Landlord may enter the Premises during reasonable hours to inspect, make necessary repairs, or show the Premises to prospective tenants or buyers upon reasonable notice to Tenant, except in emergencies.

9. Pets

No pets shall be allowed on the Premises without Landlord's prior written permission, which may be conditioned on additional deposits or fees.

10. Subletting and Assignment

Tenant shall not assign this Agreement or sublet the Premises or any part thereof without Landlord's prior written consent, which shall not be unreasonably withheld.

11. Default and Remedies

Failure by Tenant to pay rent when due or to perform any other obligation herein shall constitute a default. Landlord may pursue all remedies available at law or in equity, including termination of this Agreement.

12. Holding Over

Any holding over after the expiration of the lease term without Landlord's consent shall be a tenancy at sufferance subject to rent at a reasonable increase and all other terms herein.

13. Lead-Based Paint Disclosure

If the Premises were built before 1978, Tenant acknowledges receipt of the federally mandated Lead-Based Paint Disclosure form.

14. Governing Law; Venue

This Agreement shall be governed by the laws of the State of _____. Venue for any disputes shall be in the appropriate court located in _____ County, _____.

15. Entire Agreement

This Agreement contains the entire understanding of the parties and supersedes all prior negotiations and agreements. Any modifications must be in writing and signed by both parties.

16. Severability

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

17. Waiver

No waiver of any breach or default shall be deemed a waiver of any subsequent breach or default.

18. Notices

All notices required or permitted under this Agreement shall be in writing and delivered personally, by certified mail, or by recognized overnight courier to the parties at their respective addresses.

19. Smoke Detectors and Safety

Landlord certifies that the Premises have functioning smoke detectors as required by law. Tenant shall not disable or remove detectors.

20. Signatures and Execution

This Agreement may be executed in counterparts, including by electronic means, each of which shall be deemed an original, and all of which constitute one agreement.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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