

INDIANA RESIDENTIAL LEASE AGREEMENT

Landlord Name: _____

Tenant Name(s): _____

Premises Address: _____

1. TERM

The lease shall commence on _____ and shall continue on a month-to-month basis unless terminated earlier in accordance with this Agreement.

2. RENT

Tenant shall pay to Landlord as rent the amount of \$_____ per month, payable in advance on the first day of each month. Rent shall be paid to Landlord at the address specified or such other place as Landlord may designate in writing.

3. SECURITY DEPOSIT

Tenant shall deposit with Landlord the sum of \$_____ as a security deposit to secure Tenant's faithful performance of this Agreement. The security deposit shall be held in accordance with Indiana law and may not be used by Tenant as last month's rent.

4. USE OF PREMISES

The Premises shall be used solely for residential purposes by Tenant and the members of Tenant's household. No other persons may reside at the Premises without Landlord's prior written consent.

5. OCCUPANTS

Only the following individuals shall occupy the Premises:

_____.

6. MAINTENANCE AND REPAIRS

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

7. UTILITIES

Tenant shall be responsible for payment of all utilities and services except

_____.

8. ALTERATIONS

Tenant shall not make any alterations, additions, or improvements to the Premises without the prior written consent of

Landlord.

9. ENTRY BY LANDLORD

Landlord or Landlord's agents may enter the Premises upon reasonable notice and at reasonable times to inspect, make repairs, or show the Premises to prospective tenants or purchasers.

10. PETS

Pets are not allowed on the Premises without Landlord's prior written consent. If consent is granted, Tenant shall be responsible for all damages caused by pets.

11. DEFAULT

If Tenant fails to pay rent or breaches any other term of this Agreement, Landlord may terminate the tenancy and recover possession of the Premises in accordance with Indiana law.

12. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Indiana.

13. ENTIRE AGREEMENT

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

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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