

NORTH CAROLINA RESIDENTIAL LEASE AGREEMENT

Premises Address: _____ Lease Term: _____

Landlord Information:

Full Name: _____

Mailing Address: _____

Phone Number: _____ Email Address: _____

Tenant Information:

Full Name(s): _____

Mailing Address: _____

Phone Number: _____ Email Address: _____

Term of Lease:

Lease Start Date: _____ Lease End Date: _____

Rent and Payments:

Monthly Rent Amount: _____ USD

Rent Due Date (each month): _____

Late Fee (if applicable): _____

Security Deposit:

Security Deposit Amount: _____ USD

Deposit Held By Landlord: _____

Utilities and Services:

Utilities Paid by Tenant: _____

Utilities Paid by Landlord: _____

Use of Premises:

The Premises shall be used solely for residential purposes by Tenant(s) named herein. Tenant shall not engage in any illegal activities on the Premises or create any nuisance or disturbance that may interfere with the quiet enjoyment of neighbors or others. Subleasing is prohibited without prior written consent of Landlord. Tenant agrees to comply with all applicable laws, ordinances, and housing regulations.

Maintenance and Repairs:

Tenant shall keep the Premises in a clean and sanitary condition and promptly notify Landlord of any damages or needed repairs. Landlord shall be responsible for repairs not caused by Tenant's negligence or misuse. Tenant shall not make alterations or improvements without prior written consent of Landlord. Tenant shall be responsible for damages caused by Tenant's negligence or intentional acts.

Entry by Landlord:

Landlord or Landlord's agents may enter the Premises at reasonable times and with reasonable notice (except in emergencies) to inspect, make repairs, or show the Premises to prospective tenants or buyers, consistent with North Carolina law.

Termination and Renewal:

Either party may terminate this Agreement by providing written notice as required by North Carolina law. Upon termination, Tenant shall vacate the Premises and return all keys. Renewal or extension of this Lease shall be subject to mutual agreement in writing.

Legal Compliance and Disclosures:

This Lease Agreement complies with all applicable North Carolina statutes and regulations governing residential tenancies. Tenant acknowledges receipt of all legally required disclosures including but not limited to lead-based paint disclosure, mold disclosure, and others as mandated by law. Any provisions prohibited by law are severable and shall not affect the remainder of this Agreement.

Default and Remedies:

If Tenant fails to pay rent or breaches any term of this Agreement, Landlord may pursue all remedies available under North Carolina law, including termination of tenancy, eviction, and recovery of damages. Tenant may cure breaches as allowed by law. Landlord shall not be liable for damages caused by Tenant's breach.

Indemnification:

Tenant agrees to indemnify and hold Landlord harmless from all claims, damages, losses, and expenses arising from Tenant's negligence, use of the Premises, or violation of this Agreement, except to the extent caused by Landlord's gross negligence or willful misconduct.

Miscellaneous:

This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements. Any amendments must be in writing and signed by both parties. This Agreement shall be governed by the laws of the State of North Carolina. If any provision is found invalid, the remainder shall remain in effect. Waiver of any breach shall not constitute waiver of subsequent breaches.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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