

GEORGIA RESIDENTIAL LEASE AGREEMENT

Premises Address: _____

Parties:

Landlord Name: _____

Landlord Contact (Phone/Email): _____

Tenant Name: _____

Tenant Contact (Phone/Email): _____

Term of Lease:

Lease Start Date: _____

Lease End Date: _____

Rent and Payment:

Monthly Rent Amount: _____ USD

Security Deposit Amount: _____ USD

Payment Due Date Each Month: _____

Payment Method: _____

1. Premises

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the residential premises located at the address set forth above (the "Premises"). Tenant accepts the Premises in its current condition.

2. Lease Term

The term of this Lease shall commence on the Lease Start Date and end on the Lease End Date, unless terminated earlier in accordance with this Lease Agreement or applicable law.

3. Rent

Tenant shall pay the Monthly Rent Amount, without demand or notice, on or before the Payment Due Date Each Month to Landlord at the address designated by Landlord or by any other method agreed upon by the parties.

4. Security Deposit

Tenant shall pay the Security Deposit Amount to Landlord upon execution of this Agreement. The Security Deposit shall be held in accordance with Georgia law and may be used as permitted by law to cover damages or unpaid rent.

5. Use of Premises

The Premises shall be used solely as a private residence for Tenant and shall not be used for any unlawful purpose or any purpose that violates any applicable zoning or housing laws.

6. Utilities

Tenant shall be responsible for payment of all utilities and services for the Premises, except as otherwise agreed in writing.

7. Maintenance and Repairs

Tenant shall keep the Premises clean and in good condition and shall promptly notify Landlord of any damage or necessary repairs. Landlord shall maintain the Premises in compliance with applicable housing codes.

8. Alterations

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

9. Entry by Landlord

Landlord may enter the Premises at reasonable times and upon reasonable notice to inspect, make necessary repairs, or show the Premises to prospective tenants or buyers, in compliance with Georgia law.

10. Pets

No pets shall be allowed on the Premises without Landlord's prior written consent.

11. Rules and Regulations

Tenant agrees to comply with all rules and regulations established by Landlord for the safety, care, and cleanliness of the Premises and the comfort and convenience of other tenants.

12. Default

If Tenant fails to pay rent or breaches any other terms of this Lease, Landlord may terminate this Lease and seek all remedies available under Georgia law.

13. Early Termination

Tenant may not terminate this Lease prior to the Lease End Date without Landlord's consent or unless otherwise provided by law.

14. Governing Law

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

15. Entire Agreement

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

16. Severability

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

17. Notices

All notices required or permitted under this Lease shall be in writing and delivered personally, by certified mail, or by a nationally recognized overnight courier to the addresses stated above or as updated by written notice.

18. Waiver

No waiver of any breach of this Lease shall be deemed a waiver of any other or subsequent breach.

19. Holdover

If Tenant remains in possession after the Lease term without Landlord's consent, Tenant shall be a month-to-month tenant subject to all terms of this Lease.

20. Signatures

This Lease Agreement may be signed in counterparts, each of which is deemed an original, and all of which constitute one and the same agreement.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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