

RESIDENTIAL LEASE AGREEMENT – VIRGINIA

Premises Address: _____ Lease Term: _____

PARTIES:

Landlord Name: _____

Landlord Address: _____

Tenant Name(s): _____

Tenant Address: _____

RENT:

Monthly Rent Amount: _____ USD

Due Date Each Month: _____

SECURITY DEPOSIT:

Security Deposit Amount: _____ USD

OCCUPANTS AND USE:

The Premises shall be occupied strictly as a residential dwelling by the Tenant(s) listed above and no others without Landlord's prior written consent. Tenant agrees not to use the Premises for any unlawful or commercial purposes.

MAINTENANCE AND REPAIRS:

Tenant shall keep the Premises clean and in good condition and promptly notify Landlord of any damage or needed repairs. Landlord shall maintain the Premises in compliance with applicable housing and safety codes. Tenant shall not make alterations without Landlord's written consent.

UTILITIES AND SERVICES:

Tenant shall be responsible for the payment of all utilities and services supplied to the Premises except as otherwise agreed in writing. Landlord shall maintain any common areas and services for which Landlord is responsible.

RULES AND REGULATIONS:

Tenant agrees to comply with all reasonable rules and regulations promulgated by Landlord for the safety, care, and cleanliness of the Premises and common areas, which are incorporated herein by reference.

ENTRY BY LANDLORD:

Landlord or Landlord's agents may enter the Premises during reasonable hours to inspect, make repairs, or show the Premises to prospective tenants or purchasers, after providing Tenant with reasonable prior notice as required by Virginia law.

TERMINATION AND POSSESSION:

Upon expiration or termination of this Lease, Tenant shall surrender possession of the Premises in good condition, reasonable wear and tear excepted. Any holding over without Landlord's consent shall constitute a tenancy at sufferance subject to legal remedies.

DEFAULT AND REMEDIES:

If Tenant fails to pay rent or otherwise breaches this Lease, Landlord may exercise all rights and remedies under Virginia law, including termination of tenancy and recovery of damages. Tenant shall be responsible for all costs of collection including reasonable attorneys' fees.

GOVERNING LAW:

This Lease shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia. Any legal action arising out of this Lease shall be brought in the appropriate court in the jurisdiction where the Premises are located.

NOTICES:

All notices to be given under this Lease shall be in writing and delivered personally, by certified mail, or nationally recognized overnight courier to the addresses set forth above or such other address as either party may designate by written notice.

ENTIRE AGREEMENT:

This Lease contains the entire agreement between the parties. No oral statements or prior agreements shall have any force or effect. This Lease may only be amended by a written document signed by both parties.

SEVERABILITY:

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

SIGNATURES:

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

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