

# LEGAL LEASE AGREEMENT

Premises Location: \_\_\_\_\_ Lease Term: \_\_\_\_\_

## Landlord Information:

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Tenant Information:

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

### 1. Premises

Landlord hereby leases to Tenant, and Tenant hereby rents from Landlord, the premises described above (the "Premises"), together with all appurtenances, rights, privileges, and easements belonging thereto.

### 2. Lease Term

The term of this Lease shall commence on the effective date and continue for the period specified above, unless sooner terminated in accordance with the provisions herein.

### 3. Rent

Tenant agrees to pay to Landlord the monthly rent amount as agreed upon, payable in advance on the first day of each month at Landlord's address or another designated place. All rent payments shall be made in lawful money of the United States.

### 4. Security Deposit

Tenant shall deposit with Landlord the sum agreed upon as security for Tenant's faithful performance of all terms of this Lease. Such deposit shall be held by Landlord without interest and may be applied to any damages or unpaid rent upon termination.

### 5. Use of Premises

The Premises shall be used and occupied solely for residential purposes by Tenant and members of Tenant's immediate family and shall not be used for any unlawful purposes or in any manner disturbing to neighbors.

### 6. Maintenance and Repairs

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

### 7. Utilities

Tenant shall be responsible for payment of all utilities and services required on the Premises, except those expressly agreed to be paid by Landlord.

### 8. Alterations and Improvements

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 with reasonable advance notice to inspect, repair, or show the Premises to prospective tenants or purchasers, except in emergencies where no notice is required.

## **10. Sublease and Assignment**

Tenant shall not assign this Lease or sublet any portion of the Premises without Landlord's prior written consent, which shall not be unreasonably withheld.

## **11. Rules and Regulations**

Tenant agrees to comply with all reasonable rules and regulations established by Landlord for the safety, care, and cleanliness of the Premises and common areas.

## **12. Insurance**

Tenant is encouraged to obtain renter's insurance to cover Tenant's personal property and liability. Landlord's insurance does not cover Tenant's belongings.

## **13. Indemnification**

Tenant shall indemnify and hold Landlord harmless from any liability for injury or damage to persons or property occurring within the Premises caused by Tenant or Tenant's guests.

## **14. Default**

If Tenant fails to pay rent or breaches any other term of this Lease, Landlord may provide notice and exercise all remedies permitted by law, including termination and eviction.

## **15. Governing Law**

This Lease shall be governed by and construed in accordance with the laws of the United States and the State in which the Premises are located.

## **16. Entire Agreement**

This Lease contains the entire agreement between the parties and supersedes all prior agreements or understandings, oral or written. No modifications shall be valid unless in writing and signed by both parties.

## **17. Severability**

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

## **18. Notices**

All notices required or permitted under this Lease shall be in writing and delivered personally, by certified mail, or by recognized overnight courier to the addresses set forth above or as otherwise designated.

## **19. Waiver**

The failure of either party to enforce any provision of this Lease shall not be deemed a waiver of such provision or of the right to enforce it.

## **20. Signatures**

Landlord and Tenant acknowledge having read and understood this Lease and agree to be bound by its terms and conditions, as evidenced by their signatures below.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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