

LOUISIANA RESIDENTIAL LEASE AGREEMENT

Premises: _____ Lease Term: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name(s): _____

Address: _____

Phone/Email: _____

Lease Details:

Rent Amount (USD): _____ per month

Security Deposit (USD): _____

Payment Method: _____

1. LEASE GRANT

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the premises described above according to the terms stated herein. Tenant agrees to occupy the premises solely for residential purposes.

2. TERM

The term of this Lease shall commence on the date agreed by the parties and continue on a month-to-month basis unless otherwise specified in writing. Either party may terminate this Lease by providing written notice in accordance with Louisiana law.

3. RENT

Tenant shall pay to Landlord the rent amount specified above without deduction or setoff on the first day of each month at the address designated by Landlord or by other agreed means.

4. SECURITY DEPOSIT

Tenant shall deposit with Landlord the security deposit set forth above as security for Tenant's performance of all obligations under this Lease. Landlord shall hold the deposit in accordance with Louisiana law and shall return it, less lawful deductions, within the time prescribed by law after Lease termination.

5. USE OF PREMISES

Tenant shall use the premises for residential purposes only and shall comply with all applicable laws, regulations, and

community rules. Tenant shall not commit waste or nuisance, or engage in illegal activities on the premises.

6. MAINTENANCE AND REPAIRS

Tenant shall keep the premises in a clean and safe condition and shall promptly notify Landlord of any damage or needed repairs. Landlord shall be responsible for repairs not caused by Tenant's negligence and for maintaining compliance with applicable health and safety codes.

7. UTILITIES

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

8. ENTRY BY LANDLORD

Landlord may enter the premises upon reasonable notice to Tenant for the purpose of inspection, repairs, or showing the premises to prospective tenants or purchasers, in accordance with Louisiana law.

9. ASSIGNMENT AND SUBLETTING

Tenant shall not assign this Lease or sublet the premises without the prior written consent of Landlord, which consent shall not be unreasonably withheld.

10. DEFAULT

If Tenant fails to comply with any term of this Lease, Landlord may terminate the Lease and seek all remedies allowed under Louisiana law, including eviction and recovery of damages.

11. GOVERNING LAW

This Lease shall be governed by and construed in accordance with the laws of the State of Louisiana without regard to conflicts of law principles.

12. ENTIRE AGREEMENT

This Lease contains the entire agreement between the parties and supersedes all prior agreements or understandings, written or oral, relating to the subject matter herein. Any amendments must be in writing and signed by both parties.

13. SEVERABILITY

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

14. NOTICES

All notices required or permitted under this Lease shall be in writing and delivered personally, by certified mail, or by recognized overnight courier service to the addresses of the parties set forth above or as changed by written notice.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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