

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: _____

Lease Details and Terms:

1. TERM OF LEASE:

The Lease shall commence on the date agreed upon by the parties and continue on a month-to-month basis or for a fixed term as agreed in writing by Landlord and Tenant. Tenant shall surrender possession of the Premises upon termination of this Lease.

2. RENT:

Tenant agrees to pay monthly rent in the amount specified below, payable in advance on the first day of each month to Landlord at the address specified or as otherwise designated.

Monthly Rent Amount: _____ USD

3. SECURITY DEPOSIT:

Tenant shall pay a security deposit in the amount specified below prior to occupancy. The security deposit shall be held by Landlord in accordance with North Carolina law, to secure Tenant's obligations under this Lease.

Security Deposit Amount: _____ USD

4. USE OF PREMISES:

The Premises shall be used solely for residential purposes by Tenant and Tenant's immediate family. No commercial activities or subleasing is permitted without Landlord's prior written consent.

5. UTILITIES AND SERVICES:

Tenant shall be responsible for payment of all utilities and services associated with the Premises, except as otherwise agreed in writing. Landlord shall maintain all structural and major systems in good condition.

6. MAINTENANCE AND REPAIRS:

Tenant shall keep the Premises clean and in good order, and promptly notify Landlord of any needed repairs. Landlord shall be responsible for repairs to structural components and major systems unless damage is caused by Tenant's negligence or misuse.

7. ENTRY BY LANDLORD:

Landlord may enter the Premises upon reasonable notice to Tenant for inspection, repairs, maintenance, or showing the Premises to prospective tenants or purchasers, in accordance with North Carolina law.

8. PETS:

No pets shall be allowed on the Premises without prior written consent of Landlord. Any such consent may be revoked at Landlord's discretion.

9. TERMINATION:

Either party may terminate this Lease in accordance with North Carolina law by providing proper written notice. Upon termination, Tenant shall vacate the Premises, remove all personal property, and return all keys.

10. DEFAULT AND REMEDIES:

If Tenant breaches any term of this Lease, Landlord may pursue all remedies available under North Carolina law, including termination of tenancy, 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 North Carolina.

12. ENTIRE AGREEMENT:

This Lease constitutes the entire agreement between the parties and supersedes all prior negotiations and understandings. Any modifications or amendments must be in writing and signed by both parties.

13. SEVERABILITY:

If any provision of this Lease is held invalid or unenforceable, the remainder 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 a nationally recognized overnight courier to the addresses set forth above or to such other address as either party may designate in writing.

15. SIGNATURES:

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Date: _____

Date: _____

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