

# NEW MEXICO RESIDENTIAL RENTAL AGREEMENT

Property Address: \_\_\_\_\_ Lease Start Date: \_\_\_\_\_

## LANDLORD INFORMATION:

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

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

Phone Number: \_\_\_\_\_

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

## TENANT INFORMATION:

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

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

Phone Number: \_\_\_\_\_

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

## LEASE TERM AND RENT:

Lease Term: \_\_\_\_\_ (e.g., Month-to-Month, Fixed Term)

Monthly Rent Amount: \_\_\_\_\_ USD

Rent Due Date Each Month: \_\_\_\_\_

Late Payment Penalty: \_\_\_\_\_

## SECURITY DEPOSIT:

Security Deposit Amount: \_\_\_\_\_ USD

Conditions for Return of Deposit:

Tenant shall maintain the premises in clean and good condition. Security deposit shall be returned within 30 days after termination of tenancy, less any lawful deductions for unpaid rent, damages beyond normal wear and tear, or other charges permitted by law.

## UTILITIES AND SERVICES:

The following utilities/services are included in rent:

Water, Electricity, Gas, Trash Collection, Sewer, Cable, Internet, Other (specify):

\_\_\_\_\_

## USE OF PREMISES:

The premises shall be used solely for residential purposes by Tenant and Tenant's immediate family. No other occupants or subletting is allowed without prior written consent of Landlord. Tenant shall comply with all applicable laws, ordinances, and HOA rules.

## MAINTENANCE AND REPAIRS:

Tenant shall keep the premises clean and in good condition and shall promptly notify Landlord of any necessary repairs. Landlord shall maintain the premises in compliance with applicable housing and safety codes. Tenant shall be responsible for damage caused by negligence or misuse.

**ENTRY BY LANDLORD:**

Landlord may enter the premises upon reasonable notice to Tenant and at reasonable times to inspect, make repairs, or show the unit to prospective tenants or buyers, consistent with New Mexico law.

**TERMINATION:**

Either party may terminate this agreement in accordance with New Mexico landlord-tenant laws, providing required notice. Tenant shall surrender possession and return keys on termination. Any holdover by Tenant constitutes a new tenancy at Landlord's option.

**DEFAULT AND REMEDIES:**

If Tenant fails to pay rent or breaches any term of this agreement, Landlord may exercise all remedies available under New Mexico law, including eviction and recovery of damages.

**GOVERNING LAW:**

This agreement shall be governed by the laws of the State of New Mexico.

**ENTIRE AGREEMENT:**

This document constitutes the entire agreement between Landlord and Tenant. No oral statements or prior agreements shall have any force or effect.

**SIGNATURES:**

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

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

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

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