

NEW YORK RESIDENTIAL LEASE AGREEMENT

Premises Address: _____ Lease Term: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name(s): _____

Address: _____

Phone/Email: _____

Lease Term:

Commencement Date: _____

Termination Date: _____

Rent and Payments:

Monthly Rent Amount: _____ USD

Security Deposit Amount: _____ USD

Payment Method: _____

1. Premises

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the premises described above together with all fixtures, improvements, and appurtenances thereto.

2. Term

The lease shall commence on the Commencement Date specified above and terminate on the Termination Date, unless sooner terminated pursuant to this Agreement.

3. Rent

Tenant shall pay to Landlord the Monthly Rent Amount in lawful money of the United States, payable in advance on the first day of each calendar month during the term of this Lease at the address designated by Landlord.

4. Security Deposit

Tenant shall deposit with Landlord the Security Deposit Amount as security for Tenant's full and faithful performance of the terms of this Lease. Landlord may apply such deposit to cure any default or to compensate for damages, and shall return any remaining balance to Tenant within a reasonable time after the termination of this Lease.

5. Use of Premises

The Premises shall be used and occupied by Tenant exclusively as a private residence, and for no other purpose without the prior written consent of Landlord.

6. Occupants

Only the named Tenant(s) shall occupy the Premises, except for temporary guests. No subletting or assignment of this Lease is permitted without Landlord's prior written approval.

7. Utilities and Services

Tenant shall be responsible for payment of all utilities and services supplied to the Premises except those specifically agreed in writing to be paid by Landlord.

8. Maintenance and Repairs

Tenant shall maintain the Premises in a clean and sanitary condition and shall promptly notify Landlord of any necessary repairs. Landlord shall be responsible for repairs not caused by Tenant's negligence or misuse.

9. Alterations

Tenant shall not make any alterations, additions, or improvements to the Premises without Landlord's prior written consent.

10. Entry by Landlord

Landlord or Landlord's agents may enter the Premises upon reasonable prior notice to Tenant to inspect, make repairs, or show the Premises to prospective tenants or purchasers, except in the case of emergency.

11. Pets

No pets shall be allowed on the Premises without Landlord's prior written consent.

12. 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 the building in which it is located.

13. Default

If Tenant fails to pay rent or otherwise breaches any term of this Lease, Landlord may give Tenant written notice specifying the breach and, if curable, a reasonable time to cure. Failure to cure shall entitle Landlord to pursue all remedies permitted by law.

14. Holding Over

Tenant shall not hold over possession of the Premises after the expiration or termination of this Lease without Landlord's written consent; any such holdover shall be deemed a tenancy at sufferance subject to rent at twice the Monthly Rent Amount.

15. Lead-Based Paint Disclosure

If the Premises were built prior to 1978, Landlord has provided Tenant with all required disclosures and pamphlets regarding lead-based paint hazards as mandated by federal law.

16. Governing Law

This Lease shall be governed by and construed in accordance with the laws of the State of New York.

17. Entire Agreement

This Lease contains the entire agreement between the parties and may not be modified except by a written agreement signed by both Landlord and Tenant.

18. Severability

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

19. Notices

All notices shall be in writing and delivered personally or sent by certified mail to the parties at their respective addresses set forth herein or as otherwise designated by written notice.

20. Signatures

This Lease may be executed in counterparts, each of which shall be deemed an original, and all of which together constitute one instrument.

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

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