

OFFER TO LEASE AGREEMENT

Location: _____ Date: _____

Landlord Information:

Full Name / Entity: _____

Address: _____

Phone / Email: _____

Tenant Information:

Full Name / Entity: _____

Address: _____

Phone / Email: _____

Property Information:

Property Address: _____

Type of Property: _____

Description of Premises: _____

Lease Term and Rent:

Lease Commencement Date: _____

Lease Expiration Date: _____

Monthly Rent (USD): _____

Security Deposit (USD): _____

Payment Due Date Each Month: _____

Clause 1 – Offer to Lease

Landlord hereby offers to lease to Tenant, and Tenant agrees to lease from Landlord, the premises described herein on the terms and conditions set forth in this Agreement.

Clause 2 – Lease Term

The lease term shall commence and expire on the dates specified above. Any holdover tenancy shall be subject to terms agreed upon in writing by both parties.

Clause 3 – Rent

Tenant agrees to pay Landlord the specified monthly rent in advance on or before the due date each month at the address designated by Landlord.

Clause 4 – Security Deposit

Tenant shall pay a security deposit as specified above, which shall secure Tenant's performance of all lease obligations and may be applied to damages or unpaid rent as allowed by law.

Clause 5 – Use of Premises

The premises shall be used solely for lawful residential or commercial purposes as permitted by applicable law and

zoning regulations, and Tenant shall comply with all such laws and regulations.

Clause 6 – 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 all applicable health and safety laws.

Clause 7 – Utilities and Services

Tenant shall be responsible for payment of all utilities and services unless otherwise agreed in writing. Landlord shall provide any utilities or services specified herein.

Clause 8 – Alterations and Improvements

Tenant shall not make any alterations or improvements without prior written consent of Landlord. All approved alterations shall become property of Landlord upon lease termination, unless otherwise agreed.

Clause 9 – Access to Premises

Landlord shall have the right to enter the premises upon reasonable notice to Tenant for purposes including inspection, maintenance, or showing the premises to prospective tenants or purchasers.

Clause 10 – Insurance

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

Clause 11 – Assignment and Subletting

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

Clause 12 – Default and Remedies

If Tenant fails to perform any lease obligation, Landlord may pursue all remedies available under law, including termination of the lease and recovery of damages.

Clause 13 – Indemnification

Tenant agrees to indemnify and hold Landlord harmless from any claims, damages, or losses arising from Tenant's use or occupancy of the premises.

Clause 14 – Governing Law

This Agreement shall be governed by the laws of the State of _____ without regard to conflict-of-law principles.

Clause 15 – Entire Agreement; Amendments

This Agreement constitutes the entire agreement between the parties. No oral statements or prior agreements shall have any force or effect. Amendments must be in writing and signed by both parties.

Clause 16 – Severability

If any provision is found unenforceable, the remainder of this Agreement shall remain in full force and effect.

Clause 17 – Notices

All notices shall be in writing and deemed delivered when personally delivered, sent by certified mail, or by nationally recognized overnight courier to the addresses specified above.

Clause 18 – Waiver

Failure by either party to enforce any provision shall not be deemed a waiver of future enforcement of that or any other

provision.

Clause 19 – Signatures; Counterparts

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

Clause 20 – Covid-19 or Other Public Health Emergencies

The parties acknowledge and agree that performance under this Agreement may be affected by public health emergencies and agree to cooperate in good faith to address any such impacts.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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