

PRIVATE LEASE AGREEMENT

Location: _____ Effective Date: _____

Lessor Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Lessee Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Property Description:

Address or Description: _____

Type of Property: _____

Lease Term and Rent:

Lease Term (months): _____ Commencement: _____

Monthly Rent (USD): _____

Security Deposit (USD): _____

1. Lease Grant

Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the Property described above upon the terms and conditions set forth in this Agreement.

2. Term

The Lease shall commence on the Commencement Date and shall continue for the Lease Term stated above, unless terminated earlier pursuant to this Agreement.

3. Rent and Payment

Lessee shall pay to Lessor the Monthly Rent in advance on the first day of each month during the Lease Term. Payments shall be made to the address or account designated by Lessor.

4. Security Deposit

Lessee shall deposit with Lessor the Security Deposit as security for Lessee's full and faithful performance of this Agreement. The Security Deposit shall be refundable upon Lease termination, subject to deductions for damages or

unpaid rent.

5. Use of Property

Lessee shall use the Property solely for lawful residential purposes and shall comply with all applicable laws, ordinances, and regulations. Lessee shall not permit any nuisance or illegal activities on the Property.

6. Maintenance and Repairs

Lessee shall keep the Property in a clean and sanitary condition and shall promptly notify Lessor of any damage or needed repairs. Lessor shall be responsible for repairs not caused by Lessee's negligence.

7. Utilities and Services

Lessee shall be responsible for payment of all utilities and services supplied to the Property, unless otherwise agreed in writing.

8. Alterations and Improvements

Lessee shall not make any alterations, additions, or improvements to the Property without Lessor's prior written consent. All approved alterations shall become part of the Property upon termination of this Agreement.

9. Entry by Lessor

Lessor or Lessor's agents may enter the Property upon reasonable notice for inspection, repairs, or to show the Property to prospective tenants or buyers, except in emergencies when no notice is required.

10. Default and Remedies

If Lessee fails to perform any obligation under this Agreement, Lessor may provide written notice to Lessee specifying the breach. If Lessee fails to cure within ____ days, Lessor may terminate this Agreement and seek all remedies available under law or equity.

11. Indemnification

Lessee shall indemnify, defend, and hold harmless Lessor from any claims, damages, liabilities, or expenses arising from Lessee's use or occupancy of the Property, except to the extent caused by Lessor's gross negligence or willful misconduct.

12. Insurance

Lessee shall maintain renter's insurance covering personal property and liability. Lessor's insurance does not cover Lessee's personal property.

13. Quiet Enjoyment

Lessor covenants that Lessee shall peacefully and quietly have, hold, and enjoy the Property during the Lease Term without disturbance by Lessor or any person claiming by, through, or under Lessor.

14. Assignment and Subletting

Lessee shall not assign this Agreement or sublet the Property without Lessor's prior written consent, which shall not be unreasonably withheld.

15. Governing Law and Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of _____. Any disputes arising hereunder shall be subject to the exclusive jurisdiction of the courts located in _____ County, _____.

16. Entire Agreement

This Agreement contains the entire understanding between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral. No amendment shall be effective unless in writing and signed by both parties.

17. Severability

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

18. Notices

All notices under this Agreement shall be in writing and shall be deemed given when delivered personally, sent by nationally recognized overnight courier, certified mail return receipt requested, or by electronic means capable of confirming transmission and receipt, at the addresses set forth herein or other addresses designated by notice.

19. Waiver of Jury Trial

TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH PARTY KNOWINGLY AND VOLUNTARILY WAIVES ANY RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT.

LESSOR'S SIGNATURE

LESSEE'S SIGNATURE

Signature: _____

Signature: _____

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