

HAWAII RESIDENTIAL RENTAL AGREEMENT

Premises Address: _____ Landlord Name: _____

Tenant Information:

Full Name(s): _____

Phone Number: _____

Email Address: _____

Lease Term:

Lease Start Date: _____ Lease End Date: _____

Rent Details:

Monthly Rent (USD): _____ Due Date Each Month: _____

Security Deposit (USD): _____

Utilities and Payment:

Responsibilities of Landlord: _____

Responsibilities of Tenant: _____

Use and Occupancy:

The Tenant shall use the Premises solely for residential purposes and shall not assign or sublet without Landlord's prior written consent.

Maintenance and Repairs:

Tenant agrees to keep the Premises clean and sanitary and notify Landlord promptly of any damage or needed repairs.

Entry by Landlord:

Landlord may enter the Premises for inspection, repairs, or showing with reasonable notice as required by Hawaii law.

Termination and Renewal:

This lease may be terminated or renewed pursuant to written agreement of the parties or as provided by Hawaii landlord-tenant law.

Default and Remedies:

If Tenant fails to pay rent or breaches any term, Landlord may pursue all remedies under Hawaii law including termination and damages.

Legal Compliance:

Both parties agree to comply with all applicable federal, state, and local laws including fair housing laws.

Lead-Based Paint Disclosure:

The Premises was built before 1978. Tenant has received the federally required lead-based paint disclosure pamphlet and acknowledged receipt.

Insurance:

Tenant is encouraged to obtain renter's insurance for personal property and liability coverage.

Dispute Resolution:

Any disputes arising under this Agreement shall be resolved in accordance with Hawaii law, and venue shall be in the appropriate court.

Entire Agreement:

This Agreement constitutes the entire agreement between the parties and supersedes all prior understandings regarding the Premises.

Amendments:

Any amendments must be in writing and signed by both parties to be enforceable.

Governing Law:

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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