

RENTAL ARBITRAGE LEASE AGREEMENT

Location: _____ Effective Date: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Tenant Name: _____

Tenant Address: _____

Property Information:

Rental Property Address: _____

Unit Number (if applicable): _____

Term of Lease:

Lease Start Date: _____ Lease End Date: _____

Lease Renewal Terms: _____

Rent Payment:

Monthly Rent Amount: _____ USD

Payment Due Date Each Month: _____

Payment Method: _____

Security Deposit:

Deposit Amount: _____ USD

Deposit Terms and Conditions: _____

Use of Property:

Tenant shall use the Property solely for residential purposes and in compliance with all applicable laws, regulations, and community rules. Tenant shall not engage in any unlawful activities on the Property. Tenant agrees to maintain the Property in good condition and promptly notify Landlord of any damages or repairs needed.

Maintenance and Repairs:

Landlord is responsible for maintaining the structural integrity and major systems of the Property. Tenant agrees to keep the Property clean and safe. Tenant shall be responsible for damages caused by Tenant's negligence or misuse. Any repairs requested by Tenant must be communicated in writing to Landlord.

Utilities and Services:

Tenant shall be responsible for payment of utilities unless otherwise agreed herein. Landlord shall provide the following utilities and services: _____. Tenant shall not disconnect or interfere with any utilities provided by Landlord.

Alterations and Improvements:

Tenant shall not make any alterations, improvements, or additions to the Property without prior written consent from Landlord. Any approved alterations shall become property of Landlord upon termination of this Agreement unless otherwise agreed.

Entry by Landlord:

Landlord may enter the Property upon reasonable notice to Tenant for inspection, repairs, or showings to prospective tenants or buyers. In emergencies, no prior notice is required.

Insurance and Liability:

Tenant is advised to obtain renter's insurance to cover personal property and liability. Landlord's insurance does not cover Tenant's belongings. Tenant shall indemnify and hold Landlord harmless from any claims arising from Tenant's use of the Property.

Default and Termination:

If Tenant fails to timely pay rent or breaches any other term of this Agreement, Landlord may provide written notice specifying the breach. Tenant shall have the opportunity to cure the breach within the period required by applicable law. Failure to cure may result in lease termination and possession recovery consistent with state and local law.

Governing Law and Venue:

This Agreement shall be governed by and construed in accordance with the laws of the State in which the Property is located, without regard to conflict of laws principles. Any disputes arising out of this Agreement shall be subject to the exclusive jurisdiction of the courts located in the county where the Property is situated.

Entire Agreement and Amendments:

This Agreement constitutes the entire agreement between the parties regarding the rental property and supersedes all prior understandings. Any amendments or modifications must be in writing and signed by both parties.

Severability:

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect to the maximum extent allowed by law.

Notices:

All notices required or permitted under this Agreement shall be in writing and delivered by hand, certified mail, overnight courier, or electronic means to the addresses listed above or to such other address as a party may specify in writing.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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