

# TENNESSEE RESIDENTIAL LEASE AGREEMENT

Property Address: \_\_\_\_\_ Lease Commencement Date: \_\_\_\_\_

## Landlord Information:

Full Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

## Tenant Information:

Full Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

## Lease Terms and Conditions:

Term of Lease (months): \_\_\_\_\_ Rent Amount (USD): \_\_\_\_\_ Due Date: \_\_\_\_\_

Security Deposit (USD): \_\_\_\_\_

### 1. PARTIES AND PREMISES

This Lease Agreement ("Agreement") is entered into by and between Landlord and Tenant(s) identified above. Landlord leases to Tenant the residential property located at the Property Address specified herein.

### 2. TERM OF LEASE

The lease term shall commence on the Lease Commencement Date specified above and shall continue for the number of months specified, unless terminated earlier in accordance with this Agreement.

### 3. RENT

Tenant agrees to pay monthly rent as specified above, due on or before the Due Date of each month. Rent shall be paid to Landlord at the address designated by Landlord or as otherwise agreed in writing.

### 4. SECURITY DEPOSIT

Tenant shall pay a security deposit in the amount specified above to secure Tenant's performance of this Agreement. Landlord may use the deposit to cover unpaid rent, damages beyond normal wear and tear, or other breaches of this Agreement.

### 5. UTILITIES

Tenant shall be responsible for payment of all utilities and services related to the property, except those expressly provided by Landlord.

### 6. USE OF PREMISES

The premises shall be used solely as a personal residence by Tenant and authorized occupants, and shall not be used for any unlawful or commercial purpose.

### 7. MAINTENANCE AND REPAIRS

Tenant shall maintain the premises in a clean and sanitary condition and promptly notify Landlord of any damage or repair needs. Landlord shall be responsible for repairs not caused by Tenant's negligence.

#### **8. ALTERATIONS**

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

#### **9. PETS**

No pets are allowed on the premises unless expressly permitted in writing by Landlord.

#### **10. ENTRY BY LANDLORD**

Landlord may enter the premises for inspection, repairs, or showings upon reasonable notice to Tenant in accordance with Tennessee law.

#### **11. ASSIGNMENT AND SUBLETTING**

Tenant shall not assign this Agreement or sublet the premises without Landlord's prior written consent.

#### **12. DEFAULT**

If Tenant fails to timely pay rent or breaches any term of this Agreement, Landlord may terminate the tenancy and pursue all remedies permitted under Tennessee law.

#### **13. TERMINATION**

At the end of the lease term, Tenant shall vacate the premises and return possession to Landlord, leaving it in good condition, normal wear and tear excepted.

#### **14. GOVERNING LAW**

This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee.

#### **15. ENTIRE AGREEMENT**

This document constitutes the entire agreement between parties and supersedes all prior understandings. Any amendments must be in writing and signed by both parties.

#### **16. SEVERABILITY**

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

#### **17. NOTICES**

All notices required or permitted shall be in writing and delivered personally, by certified mail, or by electronic means with confirmation to the addresses set forth herein.

#### **18. LEAD-BASED PAINT DISCLOSURE**

If the premises were built before 1978, Landlord shall provide Tenant with the federally mandated lead-based paint disclosure form.

#### **19. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS**

Landlord shall provide and maintain smoke and carbon monoxide detectors in compliance with Tennessee law.

#### **20. SIGNATURES**

This Agreement may be executed in counterparts and electronic signatures shall be deemed originals. Both parties acknowledge that they have read and understood this Agreement.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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