

TEXAS RESIDENTIAL LEASE AGREEMENT

Premises Address: _____ Lease Term: _____

Landlord Information:

Full Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Tenant Information:

Full Name(s): _____

Mailing Address: _____

Phone: _____ Email: _____

Lease Details:

Lease Term Start Date: _____

Lease Term End Date: _____

Monthly Rent Amount: _____ USD

Security Deposit Amount: _____ USD

Utilities and Services:

Utilities included in rent: _____

Tenant responsible for utilities: _____

Use of Premises:

The Premises shall be used and occupied by Tenant exclusively as a private single-family residence. Tenant shall not use the Premises for any unlawful purposes, nor violate any applicable laws, ordinances, or regulations. No business or commercial activity shall be conducted without prior written consent of Landlord.

Maintenance and Repairs:

Tenant shall keep the Premises clean and in good condition. Tenant shall notify Landlord promptly of any damage or needed repairs. Landlord shall be responsible for repairs not caused by Tenant's negligence or misuse. Tenant shall be responsible for all damage caused by Tenant, Tenant's family, guests, or invitees.

Pets:

No pets shall be allowed on the Premises without prior written consent of Landlord. If pets are allowed, Tenant agrees to comply with all pet rules and to pay any additional deposit or fees required.

Entry by Landlord:

Landlord or Landlord's agents may enter the Premises at reasonable times and upon reasonable notice for the purpose

of inspection, repairs, or showing the Premises to prospective tenants or purchasers, as permitted by Texas law.

Subleasing and Assignment:

Tenant shall not assign this Lease or sublet any part of the Premises without prior written consent of Landlord, which shall not be unreasonably withheld.

Default and Termination:

If Tenant fails to pay rent or breaches any other term of this Lease, Landlord may terminate this Lease and seek all remedies allowed by Texas law, including eviction and recovery of damages. Tenant may terminate the Lease for material breach by Landlord if Landlord fails to cure within a reasonable time after notice.

Governing Law:

This Lease shall be governed by and construed in accordance with the laws of the State of Texas, without regard to conflict of law principles.

Miscellaneous:

1. Entire Agreement: This Lease contains the entire agreement between the parties and may not be modified except by written agreement.
2. Severability: If any provision is found invalid or unenforceable, the remainder shall remain in full force.
3. Notices: All notices under this Lease must be in writing and delivered as specified by law.
4. Waiver: No waiver of any breach shall be deemed a waiver of any other breach.
5. Binding Effect: This Lease binds and benefits the parties and their respective heirs, successors, and assigns.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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