

# UTAH RESIDENTIAL LEASE AGREEMENT

Location: \_\_\_\_\_ Date: \_\_\_\_\_

## PARTIES:

Landlord Name: \_\_\_\_\_

Landlord Address: \_\_\_\_\_

Tenant Name(s): \_\_\_\_\_

Tenant Address: \_\_\_\_\_

## PROPERTY DESCRIPTION:

Address of Rented Premises: \_\_\_\_\_

Type of Unit: \_\_\_\_\_

## LEASE TERM:

Lease Start Date: \_\_\_\_\_ Lease End Date: \_\_\_\_\_

Renewal Terms: \_\_\_\_\_

## RENT AND DEPOSITS:

Monthly Rent Amount: \_\_\_\_\_ USD

Security Deposit Amount: \_\_\_\_\_ USD

Late Fee Policy: \_\_\_\_\_

## USE OF PREMISES:

The premises shall be used solely for residential purposes by Tenant and Tenant's immediate family.

## MAINTENANCE AND REPAIRS:

Tenant shall keep the premises clean and in good condition, and promptly notify Landlord of any needed repairs.

## UTILITIES AND SERVICES:

Tenant shall be responsible for payment of all utilities unless otherwise agreed in writing.

## RULES AND REGULATIONS:

Tenant agrees to comply with all reasonable rules and regulations established by Landlord.

## RIGHT OF ENTRY:

Landlord or agents may enter the premises upon reasonable notice for inspection, repairs, or showing to prospective tenants or buyers.

## TERMINATION AND POSSESSION:

Upon lease expiration or termination, Tenant shall vacate the premises, remove personal property, and return keys to Landlord.

## DEFAULT AND REMEDIES:

If Tenant fails to comply with any lease obligation, Landlord may pursue all remedies permitted by Utah law including eviction and damages.

## HOLDING OVER:

If Tenant remains after lease term without Landlord's consent, Tenant shall be liable for double the monthly rent until possession is surrendered.

## GOVERNING LAW:

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

## ENTIRE AGREEMENT:

This Agreement contains the entire understanding of the parties and supersedes all prior agreements.

**LANDLORD SIGNATURE**

**TENANT SIGNATURE**

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

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

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