

# RESIDENTIAL LEASE AGREEMENT

Property Address: \_\_\_\_\_ Lease Term: \_\_\_\_\_

## Landlord Information:

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

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

Phone/Email: \_\_\_\_\_

## Tenant Information:

Full Name(s): \_\_\_\_\_

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

Phone/Email: \_\_\_\_\_

## Lease Terms and Conditions:

### 1. Premises

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the residential premises located at the address set forth above (the "Premises"), together with all appurtenances, fixtures, and improvements.

### 2. Lease Term

The lease term shall commence on the agreed start date and end on the agreed end date, unless terminated earlier in accordance with this Agreement.

### 3. Rent

Tenant shall pay to Landlord monthly rent in the amount agreed upon, payable in advance on the first day of each month at the Landlord's designated address or as otherwise directed in writing.

### 4. Security Deposit

Tenant shall deposit with Landlord the sum agreed upon as security for Tenant's performance under this Agreement. The deposit shall be held in accordance with applicable law and returned subject to any lawful deductions.

### 5. Utilities

Tenant shall be responsible for payment of all utilities, services, and charges associated with the Premises, except as otherwise agreed in writing.

### 6. Use and Occupancy

The Premises shall be used solely for residential purposes by Tenant and Tenant's immediate family. No other persons may occupy the Premises without written consent of Landlord.

### 7. Maintenance and Repairs

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

### 8. Alterations

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

### 9. Pets

No animals or pets shall be brought on the Premises without Landlord's prior written consent.

#### **10. Access**

Landlord may enter the Premises at reasonable times to inspect, make repairs, or show the Premises to prospective tenants or buyers, with reasonable notice to Tenant as required by law.

#### **11. Rules and Regulations**

Tenant shall comply with all rules and regulations established by Landlord for the safety, care, and cleanliness of the Premises and surrounding property.

#### **12. Subleasing and Assignment**

Tenant shall not assign this Agreement or sublet any part of the Premises without Landlord's prior written consent.

#### **13. Default**

If Tenant fails to pay rent or otherwise breaches this Agreement, Landlord may exercise all rights and remedies provided by law, including termination of tenancy and recovery of damages.

#### **14. Termination**

This Agreement may be terminated at the end of the lease term or earlier as provided by law or mutual agreement of the parties.

#### **15. Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the State in which the Premises are located.

#### **16. Entire Agreement**

This Agreement contains the entire understanding of the parties and supersedes all prior agreements, whether oral or written.

#### **17. Amendments**

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

#### **18. Notices**

All notices under this Agreement shall be in writing and delivered in person, by certified mail, or by electronic means with confirmation of receipt.

#### **19. Waiver**

No waiver of any breach or default shall be deemed a waiver of any subsequent breach or default.

#### **20. Severability**

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

#### **21. Signatures**

This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which together constitute one and the same instrument.

**LANDLORD SIGNATURE**

**TENANT SIGNATURE**

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

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

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