

# RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement (the "Agreement") is made on \_\_\_\_\_ (date), by and between the Landlord and Tenant identified below, who agree as follows:

## Parties & Property

Landlord (name): \_\_\_\_\_

Landlord address: \_\_\_\_\_

Landlord phone: \_\_\_\_\_ Email: \_\_\_\_\_

Tenant(s) (full names): \_\_\_\_\_

Rental property address: \_\_\_\_\_

Unit / Apt #: \_\_\_\_\_ City / State / ZIP: \_\_\_\_\_

## Terms

- PREMISES.** Landlord rents to Tenant, and Tenant rents from Landlord, the residential property described above (the "Premises") for residential use only.
- TERM.** This lease is a fixed term beginning on \_\_\_\_\_ and ending on \_\_\_\_\_. If Tenant remains after the end date with Landlord's consent and no new lease is signed, the tenancy continues month-to-month under the same terms until either party gives written notice as required by state law.
- RENT.** Tenant shall pay rent of \$\_\_\_\_\_ per month, due in advance on the \_\_\_\_\_ day of each month, payable to \_\_\_\_\_ by \_\_\_\_\_ (method).
- LATE FEES.** If rent is not received by \_\_\_\_\_, Tenant shall pay a late fee of \$\_\_\_\_\_ (or \_\_\_\_\_%). Late fees must comply with the limits set by state and local law.
- SECURITY DEPOSIT.** Tenant shall pay a security deposit of \$\_\_\_\_\_ before move-in. The deposit will be held and returned in accordance with state law, and refunded within the statutory period after Tenant vacates, less any lawful deductions itemized in writing.
- UTILITIES.** Tenant is responsible for the following utilities/services: \_\_\_\_\_ . Landlord is responsible for: \_\_\_\_\_ .
- OCCUPANCY.** The Premises shall be occupied only by the Tenant(s) named above and the following persons: \_\_\_\_\_. Guests staying longer than \_\_\_\_\_ consecutive days require Landlord's written consent.
- USE OF PREMISES.** Tenant shall use the Premises only as a private residence and shall not conduct any unlawful activity. Tenant shall not disturb the peaceful enjoyment of neighbors.
- MAINTENANCE & REPAIRS.** Tenant shall keep the Premises clean and sanitary, dispose of waste properly, and promptly notify Landlord of any needed repairs or unsafe conditions. Tenant is responsible for damage caused by Tenant, occupants, or guests beyond ordinary wear and tear. Landlord shall maintain the structure, systems, and any habitability items required by law.
- ALTERATIONS.** Tenant shall not paint, remodel, or make alterations or install fixtures without Landlord's prior written consent. Approved alterations become part of the Premises unless agreed otherwise.

