

Residential Lease / Rental Agreement

This Residential Lease Agreement ("Agreement") is entered into on this ___ day of _____, 20__, by and between:

Landlord:

Name: _____

Address: _____

Phone: _____

Tenant(s):

Name(s): _____

Address: _____

Phone: _____

1. Property

Landlord hereby leases to Tenant(s) the residential property located at:

_____ ("Premises").

2. Term

The lease shall commence on _____, 20__ and shall continue as follows (check one):

Month-to-month tenancy beginning on the date above.

Fixed-term lease of __ months, ending on _____, 20__.

3. Rent

Tenant agrees to pay monthly rent of \$_____, payable in advance, on or before the ___ day of each month. Rent shall be paid to Landlord at the following address or via method specified by Landlord:

_____.

4. Security Deposit

Tenant shall pay a security deposit of \$_____ upon signing this Agreement. The deposit will be held for damages beyond normal wear and tear, unpaid rent, or any violation of this Agreement. Landlord will return the deposit (less deductions) within __ days after lease termination or according to applicable law.

5. Occupancy

The Premises shall only be occupied by Tenant(s) and the following individuals:

Name(s): _____

No other persons are permitted without written consent from Landlord.

6. Use of Premises

Tenant shall occupy the Premises solely for residential purposes and shall not engage in any illegal activities, excessive noise, nuisance, or acts disturbing to neighbors or property management.

7. Utilities and Services

Tenant agrees to pay and arrange utilities/services as indicated below (check accordingly):

Service/Utility	Landlord	Tenant
Electricity	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>
Garbage/Waste	<input type="checkbox"/>	<input type="checkbox"/>
Internet/Cable	<input type="checkbox"/>	<input type="checkbox"/>
Lawn Care	<input type="checkbox"/>	<input type="checkbox"/>
Snow Removal	<input type="checkbox"/>	<input type="checkbox"/>

8. Pets

Pets are: (check one)

Not permitted

Permitted with Landlord approval. (List pets approved: _____)

Additional Pet Deposit: \$ _____

9. Maintenance and Repairs

Tenant shall maintain the Premises in clean condition and promptly notify Landlord of needed repairs. Tenant is responsible for damages caused by Tenant's negligence or misuse. Landlord will perform repairs not caused by Tenant's negligence.

10. Alterations

Tenant may not make any alterations or improvements to Premises without prior written consent from Landlord.

11. Entry

Landlord may enter the Premises at reasonable hours and upon at least ___ hours' advance notice for inspection, maintenance, repairs, or showings, except in emergency situations.

12. Termination and Renewal

Upon expiration of the term, this Lease will: (check one)

- Automatically convert to a month-to-month tenancy unless either party provides written notice of termination at least __ days in advance.
- Terminate unless renewed in writing by both parties.

13. Default and Eviction

Tenant shall be in default if Tenant fails to pay rent on time, breaches any provision of this Agreement, or damages the property. Landlord reserves the right to pursue eviction in accordance with state/local laws and seek recovery for unpaid rent, attorney's fees, court costs, and other remedies permitted by law.

14. Governing Law

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

15. Severability

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

16. Additional Provisions (if any)

Signatures

By signing below, the parties acknowledge they have read, understood, and agree to abide by this Residential Lease Agreement in full.

Landlord:

Signature: _____ Date: _____

Tenant(s):

Signature: _____ Date: _____

Signature: _____ Date: _____