

RESIDENTIAL LEASE AGREEMENT

Fixed-term lease between a landlord and tenant

This Residential Lease Agreement (the "Lease") is made as of the date of the last signature below by and between:

Landlord (name and address): _____

Tenant(s) (name(s)): _____

1. Premises

The Landlord leases to the Tenant the residential premises located at:

Property address: _____

2. Term

The Lease term begins and ends on the dates below. If the Tenant remains in possession after the end date with the Landlord's consent and without a new lease, the tenancy becomes month-to-month on the same terms, terminable by either party with thirty (30) days written notice or as required by law.

Lease start date: _____

Lease end date: _____

3. Rent

The Tenant shall pay rent monthly, in advance, due on the first day of each month, to the Landlord at the address above or by any payment method the Landlord reasonably designates. If rent is not received within five (5) days of the due date, the Tenant shall pay the late fee stated below to the extent permitted by law.

Monthly rent amount: _____

Late fee: _____

4. Security Deposit

On signing this Lease, the Tenant shall pay the security deposit stated below, to be held and returned as required by applicable law, less lawful deductions for unpaid rent, damage beyond ordinary wear and tear, and other amounts permitted by law.

Security deposit amount: _____

5. Utilities and Services

The Tenant is responsible for all utilities and services for the premises, except those listed below, which the Landlord shall provide:

Utilities paid by Landlord: _____

6. Occupancy and Use

The premises shall be occupied only by the named Tenant(s) and their minor children, and used only as a private residence. The Tenant shall not sublet or assign the Lease without the Landlord's prior written consent. The Tenant shall comply with all applicable laws and shall not disturb neighbors or use the premises for any unlawful purpose.

7. Condition, Maintenance, and Repairs

The Tenant accepts the premises in its present condition, subject to any move-in condition report. The Tenant shall keep the premises clean and sanitary, use fixtures and appliances properly, and promptly notify the Landlord of any needed repairs. The Landlord shall maintain the premises fit for habitation as required by law. The Tenant is responsible for damage caused by the Tenant's negligence or misuse.

8. Entry

The Landlord may enter the premises for inspection, repairs, or showings with at least twenty-four (24) hours notice (or as required by local law), and without notice in an emergency.

9. Pets and Smoking

No pets and no smoking are permitted on the premises unless stated otherwise here:

Pet / smoking exceptions (if any): _____

10. Default

If the Tenant fails to pay rent or breaches this Lease, the Landlord may pursue the remedies available under applicable law, including terminating the tenancy with the notice required by law. If the Landlord materially breaches this Lease, the Tenant may pursue the remedies available under applicable law.

11. General

This Lease is the entire agreement of the parties, may be amended only in writing signed by both parties, and is governed by the laws of the state where the premises are located. If any provision is held unenforceable, the remainder stays in effect. State and local law control over any conflicting term of this Lease.

LANDLORD

Signature

Printed Name

Date

TENANT

Signature

Printed Name

Date