

RESIDENTIAL LEASE AGREEMENT

Sample Document — For Testing Purposes Only

1. PARTIES

This Residential Lease Agreement ("Agreement") is entered into on _____, between **AA Property Management** ("Landlord") and _____ ("Tenant").

2. PROPERTY

Landlord agrees to lease to Tenant the residential property located at:

123 Main Street, Apt 4B, Anytown, ST 12345

The property is to be used exclusively as a private residence for the Tenant and authorized occupants listed in this Agreement.

3. LEASE TERM

The lease term shall begin on **February 1, 2026** and shall end on **January 31, 2027**, constituting a period of twelve (12) months. Upon expiration, this lease shall automatically convert to a month-to-month tenancy unless either party provides at least thirty (30) days written notice of termination.

4. RENT

Tenant agrees to pay **\$1,200.00** per month as rent, due on the **1st day** of each month. Rent shall be paid via the AA Portal online payment system. A late fee of **\$50.00** will be assessed for any payment received after the **5th day** of the month.

5. SECURITY DEPOSIT

Upon execution of this Agreement, Tenant shall pay a security deposit of **\$1,200.00**. The security deposit will be held by Landlord and returned within thirty (30) days after the termination of this lease, less any deductions for unpaid rent, damages beyond normal wear and tear, or cleaning costs.

6. UTILITIES

Landlord shall be responsible for: Water, Sewer, Trash collection.

Tenant shall be responsible for: Electricity, Gas, Internet/Cable, Renter's Insurance.

7. MAINTENANCE AND REPAIRS

Tenant shall maintain the property in a clean and sanitary condition. Tenant shall promptly notify Landlord of any maintenance issues or needed repairs through the AA Portal maintenance request system. Landlord shall be responsible for repairs to the structure, plumbing, electrical, heating, and cooling systems.

8. RULES AND REGULATIONS

1. No smoking is permitted inside the property or within 25 feet of any entrance.
2. Pets are not permitted without prior written approval and an additional pet deposit of \$300.
3. Tenant shall not make any alterations or improvements without Landlord's written consent.
4. Quiet hours are from 10:00 PM to 8:00 AM.
5. Tenant shall not engage in any illegal activity on the premises.
6. Tenant shall comply with all applicable local, state, and federal laws and regulations.
7. No subletting or assignment of this lease without Landlord's prior written consent.

9. EARLY TERMINATION

Either party may terminate this Agreement with sixty (60) days written notice. In the event of early termination by Tenant, Tenant shall be responsible for an early termination fee equal to two (2) months' rent.

10. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State. Any disputes arising under this Agreement shall be resolved in the courts of the county where the property is located.

SIGNATURES

By signing below, both parties agree to all terms and conditions set forth in this Residential Lease Agreement.

Landlord: AA Property Management

Tenant: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

This is a sample lease agreement generated for testing the AA Portal contract signing feature. This document is not legally binding.