House Rental Contract

This property rental contract, entered into on the [_____] day of [_____], [Year], is a binding agreement between [Property owner] and [Renter].

The rental contract is for the single-family dwelling located at [Street Name], [Street Address], [City Name], [State Name], [Zip Code].

Lease Term:

1.   This rental contract shall go into effect on the [_____] day of [_____], [Year], and remain in effect until the [_____] day of [_____], [Year].
2.   The Renter shall receive the keys to the property on the first day of the rental contract, provided the first month's rent and security deposit(s) have been paid.

Rent and Security Deposit:

The renter shall pay the property owner $[_____] per month. The rent is due the first day of each month and considered late after the [_____] day of the month. The owner will charge a late fee of $[_____] for every day the rent is late beyond a [_____] day grace period.

The Renter shall pay a security deposit in the amount of $[_____]. The security deposit will be returned to the Renter following the completion of the lease term. If the lease is renewed, the security deposit will be held until the new lease contract term is completed and terminated. Any damage, aside from normal wear and tear, will be deducted from the security deposit amount and any funds remaining will be returned to the Renter within [_____] days of the final inspection.

Pets:

Pets such (choose one) [_____] are [_____] are not allowed. If the pet is approved, the renter agrees to pay a pet security deposit of $[_____]. The pet security deposit will be returned within [_____] days of the final inspection, minus the costs of any damages caused by the pet.

A separate security deposit is required for each approved pet.

Insurance:

The Property Owner shall maintain insurance to cover the dwelling and items within the dwelling that are the property of the Property Owner. The Renter is responsible for securing and paying Renter's insurance to cover the Renter's private property.

Subleasing:

The Renter (choose one) [_____] is [_____] is not allowed to sublease the property or any portion of the property.

Long-term Guests:

The renter (choose one) [_____] is [_____] is not allowed to have long-term guests. A long-term guest is defined as a person who dwells at the residence for than [_____]

consecutive days. Permission from the owner is required in writing for any guest who plans to stay longer than [_____] days.

Care and Maintenance:

The Renter shall take reasonable care of the property, including keeping the interior and exterior clean and free of debris. Other care and maintenance requirements include:

_____

_____

_____

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_____

The renter is required to report any property damage or repairs needed within [_____] hours of discovery. The property owner shall fix or replace any fixture or appliance owned by the property owner within [_____] day(s) of receiving a damage report from the renter. Emergency repairs, such as roof leafs, heating/air conditioning issues, or pipe leaks will be repaired within [_____] hours, provided a contractor can be secured to do the work within that timeframe. If the house is deemed unsafe due to needed repairs, the property owner will secure other lodging for the renter until the repairs are made. If repairs cannot be made, the property owner will release the renter from the lease and promptly return all unused rent and security deposits.

By signing below, both parties agree to be bound by the terms of this contract.

_____   _____   _____
Printed Name, Property Owner   Signature, Property Owner   Date

_____   _____   _____
Printed Name, Renter   Signature, Renter Owner   Date