

# MARYLAND RESIDENTIAL LEASE AGREEMENT

**I. THE PARTIES.** This Residential Lease Agreement ("Agreement") made this \_\_\_\_\_, 20\_\_\_\_ is between:

**Landlord:** Alice with a mailing address of \_\_\_\_\_, City of \_\_\_\_\_, State of \_\_\_\_\_ ("Landlord"), AND

**Tenant(s):** Bob ("Tenant").

Landlord and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties."

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, the Tenant agrees to lease the Premises from the Landlord under the following terms and conditions:

**II. LEASE TYPE.** This Agreement shall be considered a: (check one)

☐ - Fixed Lease. The Tenant shall be allowed to occupy the Premises starting on \_\_\_\_\_, 20\_\_\_\_ and end on \_\_\_\_\_, 20\_\_\_\_ ("Lease Term"). At the end of the Lease Term and no renewal is made, the Tenant: (check one)

- ☐ - May continue to lease the Premises under the same terms of this Agreement under a month-to-month arrangement.
- ☐ - Must vacate the Premises.

☐ - Month-to-Month Lease. The Tenant shall be allowed to occupy the Premises on a month-to-month arrangement starting on \_\_\_\_\_, 20\_\_\_\_ and ending upon notice of \_\_\_\_ days from either Party to the other Party ("Lease Term").

**III. OCCUPANT(S).** The Premises is to be occupied strictly as a residential dwelling with the following individual(s) in addition to the Tenant: (check one)

- ☐ - \_\_\_\_\_ ("Occupant(s)")
- ☐ - There are no Occupant(s).

**IV. THE PROPERTY.** The Landlord agrees to lease the described property below to the Tenant: (enter the property information)

a.) Mailing Address: \_\_\_\_\_, City of \_\_\_\_\_, State of \_\_\_\_\_.

b.) Residence Type: ☐ Apartment ☐ House ☐ Condo ☐ Other: \_\_\_\_\_

c.) Bedroom(s): \_\_\_\_\_

d.) Bathroom(s): \_\_\_\_\_

The aforementioned property shall be leased wholly by the Tenant ("Premises").

**V. PURPOSE.** The Tenant and Occupant(s) may only use the Premises as: (check one)

- ☐ - A residential dwelling only.
- ☐ - A residential dwelling and: \_\_\_\_\_.

**VI. FURNISHINGS.** The Premises is: (check one)

- ☐ - To be furnished with the following: \_\_\_\_\_.
- ☐ - Not furnished.

**VII. APPLIANCES.** The Landlord shall: (check one)

- ☐ - Provide the following appliances: \_\_\_\_\_.
- ☐ - Not provide any appliances.

**VIII. RENT.** The Tenant shall pay the Landlord, in equal monthly installments, \$\_\_\_\_\_ ("Rent"). The Rent shall be due on the \_\_\_\_ of every month ("Due Date") and paid under the following instructions: \_\_\_\_\_.

**IX. NON-SUFFICIENT FUNDS (NSF CHECKS).** If the Tenant pays the Rent with a check that is not honored due to insufficient funds (NSF): (check one)

- ☐ - There shall be a fee of \$\_\_\_\_\_ per incident.
- ☐ - There shall be no fee.

**X. LATE FEE.** If Rent is not paid on the Due Date: (check one)

- ☐ - There shall be a penalty of \$\_\_\_\_\_ due as ☐ One (1) Time Payment ☐ Every Day Rent is Late. Rent is considered late when it has not been paid within \_\_\_\_ day(s) after the Due Date.
- ☐ - There shall be No Late Fee if Rent is late.

**XI. FIRST (1ST) MONTH'S RENT.** The Tenant is required to pay the first (1st) month's rent: (check one)

- ☐ - Upon the execution of this Agreement.
- ☐ - Upon the first (1<sup>st</sup>) day of the Lease Term.