

LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into on this 9th day of October 2024, by and between:

Lessor (Landlord): John Doe
123 Main Street
City, State, ZIP
Email: johndoe@landlord.com

Lessee (Tenant): Jane Smith
456 Elm Street
City, State, ZIP
Email: janesmith@tenant.com

Premises:

The landlord agrees to lease to the tenant the residential property located at 789 Oak Street, City, State, ZIP (the "Premises").

1. Term of Lease

The term of this lease shall begin on November 1, 2024, and end on October 31, 2025 (the "Lease Term"), unless terminated earlier in accordance with this Agreement.

2. Rent

The tenant agrees to pay the landlord a monthly rent of \$1,500, due on the first day of each month. Rent payments shall be made to the landlord by check or direct deposit to the following account:

- Bank: ABC Bank
- Account Number: 123456789
- Routing Number: 987654321

3. Security Deposit

The tenant shall pay a security deposit of \$1,500 upon signing this Agreement. The security deposit shall be held by the landlord to cover any damages to the Premises or unpaid rent and will be returned within 30 days of the lease termination, subject to deductions for damages or unpaid rent.

4. Utilities

The tenant is responsible for the payment of the following utilities: electricity, gas, water, and internet. The landlord shall be responsible for any maintenance fees related to common areas or repairs to the structure.

5. Use of Premises

The tenant agrees to use the Premises for residential purposes only. The tenant shall not engage in any illegal activities on the Premises and shall maintain the property in a clean and orderly manner.

6. Maintenance and Repairs

The landlord is responsible for all major repairs to the structure, plumbing, and electrical systems, unless such repairs are caused by the negligence of the tenant. The tenant agrees to notify the landlord of any maintenance or repair needs promptly.

7. Subleasing

The tenant shall not sublease or assign the Premises without the prior written consent of the landlord.

8. Pets

No pets shall be kept on the Premises without the prior written consent of the landlord.

9. Termination of Lease

This lease may be terminated by either party with 30 days written notice. In the event of termination, the tenant agrees to vacate the Premises and return the keys to the landlord in a timely manner.

10. Default

If the tenant fails to pay rent or breaches any other term of this Agreement, the landlord shall have the right to terminate the lease and take possession of the Premises upon giving the tenant written notice of such breach.

11. Governing Law

This Agreement shall be governed by the laws of the State of [State].

Lessor Signature: _____ **Date:** _____
Lessee Signature: _____ **Date:** _____

You can use this sample lease agreement in `.txt` format for uploading to your web application and for testing the question-answer functionality. Let me know if you need any other assistance!

40