

RESIDENTIAL LEASE AGREEMENT

(Tenant-Friendly Example)

1. Rent & Fees: Monthly rent is fixed for the lease term. No additional fees may be charged unless explicitly listed in this agreement.
2. Security Deposit: Security deposit equals one month's rent and is fully refundable, minus documented damages beyond normal wear and tear.
3. Repairs & Maintenance: Landlord is responsible for all major repairs, including plumbing, electrical, heating, and appliances. Tenant is responsible only for minor, tenant-caused damage.
4. Entry by Landlord: Landlord must provide at least 24 hours' notice before entry, except in emergencies.
5. Termination: Tenant may terminate early with 30 days' notice and a reasonable, clearly defined early-termination fee. Landlord may terminate only for legal cause.
6. Rent Increases: Rent cannot be increased during the lease term.
7. Legal Rights: Tenant retains all legal rights under state and federal law, including habitability protections.