**RESIDENTIAL LEASE AGREEMENT**

This Residential Lease Agreement ("Agreement") is made and entered into on this \_\_\_ day of \_\_\_\_\_\_\_\_**, 20**, by and between:

**Landlord:**  
[Your Full Name]  
[Your Address]  
[City, State, ZIP Code]  
(hereinafter referred to as "Landlord")

AND

**Tenant:**  
[Tenant's Full Name]  
[Tenant's Address]  
[City, State, ZIP Code]  
(hereinafter referred to as "Tenant")

The Landlord and Tenant may be referred to individually as a "Party" or collectively as the "Parties."

**1. PROPERTY**

The Landlord agrees to lease to the Tenant the residential property located at:  
[Full Address of the Property]  
(hereinafter referred to as the "Premises").

**2. LEASE TERM**

The lease term shall begin on \_\_\_\_\_\_\_\_**, 20**, and end on \_\_\_\_\_\_\_\_**, 20**. This Agreement shall automatically renew on a month-to-month basis unless either Party provides written notice of termination at least \_\_\_ days prior to the end of the lease term.

**3. RENT**

* The Tenant agrees to pay the Landlord a monthly rent of $\_\_\_\_\_\_\_\_\_\_ (USD).
* Rent shall be due on the \_\_\_ day of each month and paid to the Landlord at:  
  [Payment Address or Bank Account Details].
* Late payments will incur a fee of $\_\_\_\_\_\_\_\_\_\_ if not received within \_\_\_ days of the due date.

**4. SECURITY DEPOSIT**

* The Tenant shall pay a security deposit of $\_\_\_\_\_\_\_\_\_\_ (USD) upon signing this Agreement.
* The security deposit will be held by the Landlord as security for the performance of the Tenant's obligations under this Agreement.
* The deposit will be returned to the Tenant within \_\_\_ days after the termination of the lease, less any deductions for damages, unpaid rent, or other charges.

**5. UTILITIES AND SERVICES**

The Tenant shall be responsible for the following utilities and services:  
[List utilities, e.g., electricity, water, gas, internet, etc.].  
The Landlord shall be responsible for:  
[List utilities or services, if any, e.g., property taxes, HOA fees, etc.].

**6. USE OF PROPERTY**

* The Premises shall be used solely as a private residence by the Tenant and their immediate family.
* The Tenant shall not sublet the Premises or assign this Agreement without the prior written consent of the Landlord.

**7. MAINTENANCE AND REPAIRS**

* The Tenant shall maintain the Premises in a clean and habitable condition.
* The Landlord shall be responsible for major repairs and maintenance, including structural repairs, plumbing, and electrical systems, unless caused by the Tenant's negligence.

**8. RULES AND REGULATIONS**

The Tenant agrees to comply with all applicable laws, rules, and regulations, including but not limited to:

* Noise ordinances
* Parking rules
* Homeowners' Association (HOA) rules, if applicable

**9. TERMINATION**

* Either Party may terminate this Agreement by providing \_\_\_ days' written notice to the other Party.
* The Landlord may terminate the lease immediately for non-payment of rent, violation of lease terms, or illegal activities on the Premises.

**10. ENTRY BY LANDLORD**

The Landlord may enter the Premises for inspections, repairs, or showings with at least \_\_\_ hours' notice to the Tenant, except in cases of emergency.

**11. GOVERNING LAW**

This Agreement shall be governed by and construed in accordance with the laws of the State of \_\_\_\_\_\_\_\_\_\_.

**12. ENTIRE AGREEMENT**

This Agreement constitutes the entire understanding between the Parties and supersedes all prior agreements, representations, or understandings, whether written or oral.

**13. SIGNATURES**

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

**Landlord:**

[Your Full Name]  
Date: \_\_\_\_\_\_\_\_\_\_

**Tenant:**

[Tenant's Full Name]  
Date: \_\_\_\_\_\_\_\_\_\_

**Additional Notes:**

1. **Local Laws:** Ensure the agreement complies with local landlord-tenant laws, which may vary by state or country.
2. **Inventory Checklist:** Consider attaching a move-in/move-out checklist to document the condition of the property.
3. **Witness or Notary:** Depending on your location, you may need a witness or notary to sign the agreement.