### Section 1: Introduction and Parties Involved

This House Rent Agreement (hereinafter referred to as the "Agreement") is made and entered into this 16th day of September, 2025, by and between:

**Landlord (Party A):** [Name of Landlord], residing at [Address of Landlord].

**Tenant (Party B):** [Name of Tenant], residing at [Address of Tenant].

The Landlord is the owner of the residential property described below, and the Tenant desires to rent said property under the terms and conditions outlined herein.

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### Section 2: Property Description

The premises being rented (hereinafter referred to as the "Premises") are located at [Full Address of Property, including unit number if applicable]. The Premises include [List included areas, e.g., main house, garage, specific garden area].

The Tenant acknowledges that they have inspected the Premises and accept them in their current condition, subject to any agreements made regarding repairs or improvements.

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### Section 3: Term of Tenancy

This Agreement shall commence on [Start Date] and shall continue for a term of [Number] months/years, expiring on [End Date].

**Renewal:** [Specify renewal terms, e.g., This Agreement may be renewed upon mutual written consent of both parties, with any changes to rent or terms to be agreed upon in writing. Notice of intent to renew or vacate must be given at least [Number] days prior to the expiry date.]

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### Section 4: Rent and Security Deposit

**Monthly Rent:** The Tenant shall pay a monthly rent of [Amount] on or before the [Day] of each month. Rent shall be paid via [Method of Payment] to the Landlord.

**Security Deposit:** The Tenant shall pay a security deposit of [Amount] upon signing this Agreement. This deposit is to cover damages beyond normal wear and tear, unpaid rent, or other breaches of this Agreement. The Landlord will return the deposit within [Number] days of the termination of the tenancy, less any necessary deductions, with an itemized statement.

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### Section 5: Use of Premises

The Premises shall be used solely as a private residence by the Tenant and [List any permitted occupants, e.g., immediate family members]. The Tenant shall not use the Premises for any illegal, hazardous, or commercial activities without the express written consent of the Landlord.

The Tenant agrees not to cause any nuisance or disturbance to neighbors.

### Section 6: Maintenance and Repairs

**Tenant's Responsibilities:** The Tenant shall keep the Premises clean, sanitary, and in good condition. The Tenant shall be responsible for minor repairs due to their own negligence or misuse, including [Examples: replacing light bulbs, unclogging drains, minor cosmetic repairs]. The Tenant shall promptly report any damages or needed repairs to the Landlord.

**Landlord's Responsibilities:** The Landlord shall maintain the structural integrity of the building, including the roof, foundation, and exterior walls, and ensure that essential services such as plumbing, electrical, and heating systems (if applicable) are in good working order, subject to normal wear and tear. The Landlord will address repairs required due to defects existing prior to the tenancy or normal wear and tear, within a reasonable timeframe.

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### Section 7: Utilities and Services

The Tenant shall be responsible for arranging and paying for the following utilities and services: [List utilities Tenant is responsible for, e.g., electricity, gas, water, internet].

The Landlord shall be responsible for: [List utilities Landlord is responsible for, e.g., property taxes, building insurance (if applicable)].

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### Section 8: Alterations and Modifications

The Tenant shall not make any alterations, additions, or improvements to the Premises without the prior written consent of the Landlord. Any approved alterations will become the property of the Landlord unless otherwise agreed upon in writing.

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### Section 9: Access to Premises

The Landlord reserves the right to enter the Premises at reasonable times upon providing [Number, e.g., 24] hours' notice to the Tenant, for the purpose of inspection, repairs, or showing the Premises to prospective tenants or buyers. In case of emergency, the Landlord may enter without prior notice.

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### Section 10: Default and Termination

**Tenant's Default:** If the Tenant fails to pay rent on time, breaches any material term of this Agreement, or uses the Premises for illegal activities, the Landlord may provide written notice to cure the default within [Number] days. Failure to cure may result in termination of the tenancy and eviction proceedings.

**Landlord's Default:** If the Landlord fails to fulfill their obligations regarding essential services or major repairs, and such failure persists after written notice from the Tenant, the Tenant may have remedies as provided by law.

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### Section 11: Governing Law

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

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### Section 12: Entire Agreement

This document constitutes the entire agreement between the Landlord and Tenant and supersedes all prior discussions, negotiations, and agreements. Any amendments must be in writing and signed by both parties.

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### Signatures:

**Landlord:**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Name of Landlord] Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Tenant:**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Name of Tenant] Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_