

# RESIDENTIAL LEASE AGREEMENT

**THIS LEASE AGREEMENT** is made and entered into on this **[Day]** day of **[Month]**, **[Year]**, by and between the parties:

## A. LESSOR (LANDLORD):

- **Name:** [Landlord Name]
- **Address:** [Landlord Mailing Address]
- **Phone/Email:** [Landlord Contact Information]

## B. LESSEE (TENANT):

- **Name(s):** [Tenant Name(s)]
  - **Phone/Email:** [Tenant Contact Information]
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## 1. PREMISES

The Landlord hereby leases to the Tenant, and the Tenant hereby leases from the Landlord, the residential property located at: **[Full Property Address, including Unit Number, City, State, and Zip Code]** (The "Premises").

## 2. TERM OF LEASE

The term of this Lease shall commence on **[Start Date]** and shall terminate at 11:59 PM on **[End Date]**.

- **[Check one]:**
  - ☐ Fixed Term (Terminates automatically on End Date).
  - ☐ Month-to-Month (Continues after End Date until terminated by either party with **[Number]** days written notice).

## 3. RENT

The Tenant agrees to pay a monthly rent of **[\$Amount in Numbers]** ([Amount in Words]) due on the **[Day]** day of each calendar month.

- **Payment Method:** [Specify method: e.g., Electronic transfer to Bank Account X, Check, Cash].
- **Late Fees:** If rent is not received within **[Number]** days of the due date, a late fee of **[\$Amount]** will be charged.

## 4. SECURITY DEPOSIT

The Tenant shall pay a security deposit of **\$[Amount]** to be held by the Landlord for the duration of this Lease. This deposit shall be used to remedy defaults by the Tenant for damage to the Premises (excluding normal wear and tear) or unpaid rent.

- **Return:** The deposit shall be returned to the Tenant within **[Number]** days after the termination of the tenancy and delivery of possession, less any lawful deductions.

## 5. UTILITIES AND SERVICES

The responsibility for utilities and services for the Premises shall be as follows:

- **Paid by Landlord:** [List utilities: e.g., Water, Trash, HOA fees].
- **Paid by Tenant:** [List utilities: e.g., Electricity, Gas, Internet/Cable].

## 6. USE OF PREMISES

The Premises shall be used exclusively as a private residence by the named Tenants and their immediate family. The Tenant shall not assign this Lease or sublet the Premises without the express prior written consent of the Landlord.

- **Occupants:** Only the individuals listed in Section B shall reside at the Premises.
- **Pets:** [Check one]:
  - ☐ No pets are allowed.
  - ☐ Pets are allowed, subject to the attached Pet Addendum and a non-refundable pet fee of **\$[Amount]**.

## 7. MAINTENANCE AND REPAIRS

- **Tenant's Responsibility:** The Tenant shall maintain the Premises in a clean and sanitary condition and shall be responsible for minor repairs and maintenance, including changing light bulbs and replacing smoke detector batteries.
- **Landlord's Responsibility:** The Landlord shall be responsible for all major repairs, including the roof, foundation, and major utility systems (HVAC, plumbing, electrical).

## 8. DEFAULT

If the Tenant fails to pay rent when due or breaches any other term of this Agreement, the Landlord may, after providing proper legal notice, terminate this Lease and regain possession of the Premises.

## 9. GOVERNING LAW

This Lease shall be governed by and construed in accordance with the laws of the [State/Province] of [Name of State/Province].

## 10. ENTIRE AGREEMENT

This document constitutes the entire agreement between the parties and supersedes any prior agreements, oral or written.

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## SIGNATURES

### LESSOR (LANDLORD):

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

### LESSEE (TENANT):

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_