

DRAFT RESIDENTIAL LEASE AGREEMENT

Prepared on November 21, 2025

Landlord: ABC Properties

Tenant(s): hp

Premises: TBD

1. FIXED-TERM AGREEMENT (LEASE)

Tenant agrees to lease the dwelling for a fixed term of 12 month(s), beginning November 21, 2025 and ending November 16, 2026. Upon expiration, the Agreement converts to a month-to-month tenancy unless either party provides written notice at least 30 days in advance.

2. RENT

Tenant will pay base rent of TBD per month, due in advance on the first day of each month. First month's rent is due on or before move-in.

3. FORM OF PAYMENT

Rent payments must be made via personal check, cashier's check, certified funds, or other method approved in writing by the Landlord.

4. RENT PAYMENT PROCEDURE

Payments must be delivered to 426 Main Street, Anycity, USA or another location designated in writing by the Landlord. Electronic delivery instructions must also be provided in writing.

5. RENT DUE DATE

A grace period of 3 day(s) applies. Beginning on day 4, a late fee of \$25 is due plus \$5 per additional day until paid in full. Financial emergencies are not considered valid reasons for late payment under this agreement.

6. BAD-CHECK SERVICING CHARGE

Any payment returned for insufficient funds or otherwise dishonored will incur a \$25 fee. After one returned payment, the Landlord may require all future payments to be made via cashier's

check or money order.

7. SECURITY DEPOSIT

Tenant shall pay a refundable security deposit of TBD. The deposit cannot be applied toward rent without written approval. Deductions may be taken for damage beyond ordinary wear, unpaid rent, or unpaid utilities. An itemized statement will be provided within 21-60 days of move-out per state requirements.

8. CLEANING FEE

The premises are accepted in clean condition. Tenant agrees to return the premises in similar condition or pay a minimum cleaning fee of \$200.

9. REMOVAL OF LANDLORD'S PROPERTY

Removal of Landlord-owned appliances, fixtures, or furnishings without written consent constitutes abandonment of the premises and is a material breach of this Agreement.

10. VEHICLES AND GARAGE USE

Tenant may keep up to 1 operable, currently-registered vehicle(s) on site and must park only in designated areas. Boats, trailers, or recreational vehicles require prior written consent.

11. UTILITIES

Landlord-provided utilities: Water and sewer, Garbage and trash disposal.

Tenant-responsible utilities: Electricity, Gas, Heating, Telephone, Internet, All other services.

12. NOTIFICATION OF SERIOUS BUILDING PROBLEMS

Tenant must promptly notify Landlord of roof leaks, water intrusion, pest activity, structural damage, or any condition that threatens the property. Failure to report issues may result in Tenant liability for resulting damages.

13. PETS

Pets require prior written approval. When approved, an additional monthly pet rent of \$25 applies and a pet profile must be maintained. Service or support animals will be accommodated consistent with applicable law.

14. FULL DISCLOSURE

All parties acknowledge that questions about this Agreement have been answered. Tenant and Landlord agree to fulfill their obligations and understand that breaches may result in legal or financial remedies. Signatures acknowledge receipt of a copy of this draft.

Compliance context:

- Draft references rent cap. Verify city-specific ordinances (rent control, security deposit caps, notice periods) before execution.

Accepted on _____

Tenant: _____ Date: _____

Landlord/Manager: _____ Date: _____