

Sure, I can help you draft a rental contract. Below is a basic template for a residential rental contract. Please make sure to consult with a legal professional to tailor it to your needs and ensure its compliance with local laws.

****RESIDENTIAL RENTAL AGREEMENT****

****This Residential Rental Agreement ("Agreement") is made and effective as of [Date], by and between [Landlord's Full Name] ("Landlord") and [Tenant's Full Name] ("Tenant").****

****1. PREMISES.****

Landlord hereby rents to Tenant and Tenant accepts from Landlord, the premises located at [Full Address of the Rental Property] ("Premises").

****2. TERM.****

The term of this Agreement shall commence on [Start Date] and shall continue as a [specify: month-to-month, six-month, one-year] lease until [End Date], unless sooner terminated in accordance with the terms of this Agreement.

****3. RENT.****

Tenant agrees to pay to Landlord as rent for the Premises the sum of \$[Monthly Rent Amount] per month, payable in advance on the [day] of each month. Rent payments shall be made to [Landlord's Name] at [Landlord's Address] or at such other place as Landlord may direct in writing.

****4. SECURITY DEPOSIT.****

Upon execution of this Agreement, Tenant shall deposit with Landlord the sum of \$[Security Deposit Amount] as security for Tenant's faithful performance of the terms of this Agreement. The security deposit will be returned to the Tenant, without interest, following the end of the tenancy and the inspection of the Premises, subject to the deductions allowed under this Agreement and applicable law.

****5. UTILITIES.****

Tenant shall be responsible for payment of all utilities, including but not limited to electricity, gas, water, sewage, and trash collection, unless otherwise specified here: [Specify any utilities the Landlord will cover].

****6. MAINTENANCE AND REPAIRS.****

Tenant shall keep the Premises in neat, clean, and sanitary condition and shall promptly notify Landlord of any damage or required repairs. Tenant is responsible for the repair of any damages caused by Tenant, Tenant's guests, or invitees.

****7. USE OF PREMISES.****

The Premises shall be used and occupied by Tenant exclusively as a private single-family dwelling. Tenant shall not use the Premises or permit it to be used for any

unlawful purpose or for any purpose that will increase insurance premiums or the risk of fire or other hazards.

****8. PETS.****

[Select one: Pets are not allowed on the Premises. OR Pets are allowed on the Premises under the following conditions: [Specify any restrictions or conditions].]

****9. INSURANCE.****

It is recommended that Tenant obtain renters insurance to cover personal property and liability.

****10. CONDITION OF PREMISES.****

Tenant acknowledges that Tenant has examined the Premises and that it is in satisfactory condition, except as otherwise noted in writing and signed by both Tenant and Landlord.

****11. DEFAULT.****

If Tenant fails to pay rent when due or violates any other term of this Agreement, Landlord shall have the right to terminate this Agreement in accordance with applicable law, upon [specify notice period] notice to Tenant.

****12. GOVERNING LAW.****

This Agreement shall be governed, construed, and interpreted by, through, and under the laws of the State of [State].

****13. ENTIRE AGREEMENT.****

This Agreement constitutes the entire agreement between the parties and may not be modified except in writing signed by both parties.

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

[Landlord's Full Name]

[Tenant's Full Name]

****Signatures:****

Landlord

Tenant

Date: _____

Date: _____

Please carefully review and customize the agreement to fit your specific needs and local legal requirements.