

# RESIDENTIAL LEASE AGREEMENT

**THIS LEASE AGREEMENT** (the "Agreement") is made this 1st day of October, 2025, by and between **LESSOR:** Jane Doe ("Landlord") and **LESSEE:** John Smith ("Tenant").

## 1. PREMISES

The Landlord agrees to rent to the Tenant the property located at **123 Main Street, Apt 1A, Cityville, State 12345** (the "Premises").

## 2. TERM OF LEASE

The term of this lease shall be for **Twelve (12) months**, commencing on **October 1, 2025**, and ending at midnight on **September 30, 2026**.

## 3. RENT

The Tenant shall pay a monthly rent of **Two Thousand Dollars (\$2,000.00)**. Rent is due on the 1st day of each month. A late fee of **\$100.00** shall be applied if rent is not received by the 5th day of the month.

## 4. SECURITY DEPOSIT

The Tenant shall pay a security deposit of **\$3,000.00** to the Landlord upon signing this Agreement. This deposit shall be returned within 30 days after the end of the lease, provided the Premises are returned in their original condition, save for normal wear and tear.

## 5. EARLY TERMINATION CLAUSE

The Tenant **MAY NOT** terminate this Agreement early without the Landlord's written consent. Should the Tenant breach this clause and vacate the Premises early, the Tenant shall be liable for **three (3) months' rent** as an early termination fee, in addition to any unpaid rent accrued up to the date of vacation. The Landlord shall make reasonable efforts to find a new tenant (mitigation of damages).

## 6. MAINTENANCE AND REPAIRS

The Landlord shall be responsible for all structural repairs and maintenance to plumbing and electrical systems. The Tenant shall be responsible for minor repairs, including replacing light bulbs and batteries in smoke detectors, and maintaining the cleanliness of the Premises.

## **7. USE OF PREMISES**

The Premises shall be used only as a private residence. **NO PETS** are allowed on the Premises without the express, prior written consent of the Landlord, which may be withheld in the Landlord's sole discretion. A violation of the pet policy shall constitute a material breach of this Agreement.