

RESIDENTIAL LANDLORD LEASE AGREEMENT

Location: _____ Date: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Address: _____

Phone/Email: _____

Property Information:

Address of Premises: _____

Type of Property: _____

Furnished (Yes/No): _____

Lease Term:

Lease Start Date: _____

Lease End Date: _____

Rent and Payment Terms:

Monthly Rent Amount: _____ USD

Security Deposit: _____ USD

Payment Due Date Each Month: _____

Payment Method: _____

Section 1 – Lease of Premises

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the Premises described above, together with all appurtenances, on the terms and conditions set forth in this Agreement.

Section 2 – Term

The lease term shall commence on the Lease Start Date and shall terminate on the Lease End Date unless sooner terminated in accordance with this Agreement.

Section 3 – Rent

Tenant agrees to pay the Monthly Rent Amount in lawful money of the United States of America without demand, deduction, or offset, on or before the Payment Due Date Each Month.

Section 4 – Security Deposit

Tenant shall pay the Security Deposit upon execution of this Agreement to secure Tenant's performance. The Security Deposit shall be held by Landlord and may be applied to unpaid rent, damages, or other breaches of this Agreement,

subject to applicable law.

Section 5 – Use and Occupancy

Tenant shall use the Premises solely for residential purposes and shall comply with all applicable laws, ordinances, and regulations. Tenant shall not sublease or assign without prior written consent of Landlord.

Section 6 – Maintenance and Repairs

Tenant shall keep the Premises clean and in good condition and shall notify Landlord promptly of any needed repairs. Landlord shall maintain the structural elements and major systems of the Premises.

Section 7 – Alterations

Tenant shall not make any alterations, additions, or improvements to the Premises without prior written consent of Landlord.

Section 8 – Utilities

Tenant shall be responsible for payment of all utilities and services supplied to the Premises except those expressly included in rent.

Section 9 – Entry by Landlord

Landlord may enter the Premises upon reasonable notice to inspect, make repairs, or show to prospective tenants or buyers, consistent with applicable law.

Section 10 – Rules and Regulations

Tenant agrees to comply with all reasonable rules and regulations established by Landlord for the safety, care, and cleanliness of the Premises and the common areas.

Section 11 – Pets

No pets shall be allowed on the Premises without Landlord's prior written consent.

Section 12 – Default

If Tenant defaults in payment of rent or any other obligation under this Agreement, Landlord may terminate this Agreement and pursue all remedies available under applicable law.

Section 13 – Indemnification

Tenant agrees to indemnify and hold Landlord harmless from any liabilities, damages, or claims arising from Tenant's use or occupancy of the Premises.

Section 14 – Insurance

Tenant is advised to obtain renter's insurance for personal property and liability coverage. Landlord's insurance does not cover Tenant's belongings.

Section 15 – Surrender of Premises

Upon termination or expiration of this Agreement, Tenant shall surrender the Premises to Landlord in the same condition as received, reasonable wear and tear excepted.

Section 16 – Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State in which the Premises are located.

Section 17 – Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior understandings. No amendment shall be effective unless in writing and signed by both parties.

Section 18 – Severability

If any provision of this Agreement is deemed invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Section 19 – Notices

All notices required or permitted under this Agreement shall be in writing and deemed given when delivered personally, sent by certified mail return receipt requested, or by nationally recognized overnight courier to the addresses set forth above.

Section 20 – Signatures and Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together constitute one instrument. Electronic signatures shall have the same force and effect as originals.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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