

Residential Lease Agreement Template

Residential Lease Agreement

Effective Date: [Date]

Between:

Landlord: [Landlord's Full Name], located at [Landlord's Address], referred to as "Landlord."

Tenant: [Tenant's Full Name], residing at [Tenant's Current Address], referred to as "Tenant."

1. Property Description

The Landlord hereby leases to the Tenant the residential property located at:

- **Address:** [Rental Property Address]
- **Type of Property:** [e.g., Apartment, Single-family Home, Condominium]
- **Description:** [Number of bedrooms, bathrooms, amenities]

2. Term of Lease

- **a. Fixed Term:** The lease term shall commence on [Start Date] and terminate on [End Date].
- **b. Month-to-Month:** The lease shall begin on [Start Date] and continue on a month-to-month basis until terminated by either party with [Number] days' written notice.

3. Rent

- **a. Rent Amount:** The Tenant agrees to pay the Landlord a monthly rent of [Rent Amount] USD.
- **b. Payment Due Date:** Rent is due on the [Day] of each month.
- **c. Payment Method:** Rent shall be paid via [Payment Method, e.g., check, electronic transfer] to [Payment Address or Account Details].
- **d. Late Fees:** If rent is not received by [Grace Period, e.g., 5 days after due date], a late fee of [Late Fee Amount or Percentage] will be applied.

4. Security Deposit

- **a. Amount:** The Tenant shall pay a security deposit of [Security Deposit Amount] USD upon signing this Agreement.
- **b. Use of Deposit:** The security deposit shall be held by the Landlord as security for the Tenant's performance of obligations under this Agreement.

- **c. Return of Deposit:** Within [Number] days after termination of the lease, the Landlord shall return the security deposit to the Tenant, less any deductions for damages or unpaid obligations, along with an itemized statement of deductions.

5. Utilities and Services

- **a. Landlord's Responsibility:** The Landlord shall be responsible for the following utilities/services: [List of utilities/services, e.g., water, sewer, garbage].
- **b. Tenant's Responsibility:** The Tenant shall be responsible for the following utilities/services: [List of utilities/services, e.g., electricity, gas, internet].

6. Maintenance and Repairs

- **a. Landlord's Obligations:** The Landlord shall maintain the property in habitable condition and perform necessary repairs, except for damages caused by the Tenant's negligence.
- **b. Tenant's Obligations:** The Tenant shall keep the property clean and sanitary, and promptly notify the Landlord of any issues requiring repair.

7. Use and Occupancy

- **a. Authorized Occupants:** The property shall be occupied only by the Tenant and the following individuals: [Names of additional occupants].
- **b. Purpose:** The property shall be used solely for residential purposes.

8. Pets

- **[Option A]** Pets are **not** allowed on the property.
- **[Option B]** Pets are allowed under the following conditions:
 - **a.** Type and number of pets permitted: [Specify allowed pets].
 - **b.** Additional pet deposit/fee: [Amount].

9. Smoking

- **[Option A]** Smoking is **not** permitted inside the property.
- **[Option B]** Smoking is permitted under the following conditions: [Specify conditions].

10. Alterations

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

11. Entry by Landlord

The Landlord may enter the property for inspections, repairs, or showings by providing the Tenant with at least [Number] hours' notice, except in emergencies.

12. Subletting and Assignment

The Tenant shall not sublet the property or assign this Agreement without the prior written consent of the Landlord.

13. Rules and Regulations

The Tenant agrees to abide by all rules and regulations established by the Landlord, which are incorporated herein by reference.

14. Default and Remedies

- **a. Default:** Failure by the Tenant to comply with any term of this Agreement constitutes a default.
- **b. Remedies:** In the event of default, the Landlord may terminate this Agreement and seek possession of the property, as well as any damages or unpaid rent.

15. Notice Requirements

All notices required under this Agreement shall be in writing and delivered to the other party at their respective addresses provided above, either personally, by mail, or by email to [Email Addresses, if applicable].

16. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of [State], without regard to its conflict of law principles.

17. Severability

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

18. Entire Agreement

This Agreement constitutes the entire understanding between the parties and supersedes all prior or contemporaneous agreements, representations, or understandings.

19. Amendments

Any amendments to this Agreement must be made in writing and signed by both the Landlord and the Tenant.

20. Additional Provisions

[Include any additional terms or conditions specific to the rental arrangement.]

IN WITNESS WHEREOF, the parties have executed this Residential Lease Agreement as of the Effective Date.

Landlord

Signature: _____

Name: [Landlord's Full Name]

Date: _____

Tenant

Signature: _____

Name: [Tenant's Full Name]

Date: _____