This Residential Lease Agreement (“Agreement”) is entered into on this \_\_\_ day of \_\_\_\_\_\_\_\_\_***, 20XX***, by and between:

|  |  |  |
| --- | --- | --- |
| **Landlord**: | [Insert Name] | [Insert Landlord’s Full Name or Business Name], hereinafter referred to as the “Landlord.” |
| **Tenant**: | [Insert Name] | [Insert Tenant’s Full Name(s)], hereinafter referred to as the “Tenant.” |

**Property Description**

|  |  |  |
| --- | --- | --- |
| The Landlord hereby leases to the Tenant the property located at: | Address: | [Insert Full Property Address] |
| Type of Property: | [e.g., Apartment, Single-Family Home, Townhouse] | |

**Term of Lease**

|  |  |  |
| --- | --- | --- |
| The term of this lease shall be: | **Start Date**: [Insert Start Date] | **End Date**: [Insert End Date] |

If the Tenant remains in the property beyond the end of the lease term without signing a new lease, the agreement will convert to a **month-to-month tenancy** under the same terms and conditions unless otherwise specified.

**Rent**

|  |  |  |  |
| --- | --- | --- | --- |
| **Monthly Rent Amount**: | $[amount] | **Due Date**: | [Insert Date] |
| **Payment Method**: | [e.g., check, bank transfer, etc.] | **Late Fee** | $[amount] |

**Security Deposit**

|  |  |
| --- | --- |
| The Tenant shall pay a security deposit of $[Insert Amount] upon signing this Agreement. | $[amount] |

* The deposit will be held to cover damages beyond normal wear and tear, unpaid rent, or other breaches of this Agreement.
* The deposit will be returned within [Insert Days, e.g., 30 days] after the Tenant vacates the property, less any deductions (with an itemized list provided).

**Utilities and Services**

|  |  |  |
| --- | --- | --- |
| **Landlord Responsibility**: | [Insert utilities the Landlord will cover, e.g., water, trash removal.] |  |
| **Tenant Responsibility**: | The Tenant is responsible for all other utilities, including [Insert applicable utilities, e.g., electricity, gas, internet, etc.]. |  |

**Occupants**

|  |  |  |
| --- | --- | --- |
| The property shall only be occupied by the following individuals: | [Insert Names of All Approved Occupants]. | The Tenant shall not sublease or allow additional occupants without prior written consent from the Landlord. |

**Maintenance and Repairs**

* The Tenant shall maintain the property in a clean and habitable condition.
* The Tenant must notify the Landlord promptly of any necessary repairs or unsafe conditions.
* Repairs due to the Tenant’s negligence will be the Tenant’s responsibility.

**Alterations**

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

**Pets**

|  |  |  |
| --- | --- | --- |
| **No Pets Allowed** | **Pets Allowed** | (Attach Pet Addendum if applicable). |

If pets are allowed, the Tenant will pay a pet deposit of $[Insert Amount], refundable upon lease termination, less any damages caused by the pet(s).

**Right of Entry**

The Landlord may enter the property with at least [Insert Notice Period, e.g., 24 hours] notice to:

* Conduct repairs or inspections.
* Show the property to prospective tenants or buyers.
* Respond to emergencies (no prior notice required).

**Termination and Renewal**

* Either party may terminate the lease at the end of the term by providing written notice at least [Insert Notice Period, e.g., 30 days] before the lease end date.
* For month-to-month tenancies, either party must provide [Insert Notice Period, e.g., 30 days] written notice of termination.

**Default**

If the Tenant fails to pay rent, violates the terms of this Agreement, or abandons the property, the Landlord may terminate the lease and take legal action as permitted by law.

**Governing Law**

This Agreement shall be governed by the laws of the State of [Insert State].

**Additional Terms and Conditions**

[Insert any additional terms, e.g., parking rules, noise restrictions, smoking policies, etc.]

**Signatures**

By signing below, the Landlord and Tenant agree to the terms and conditions of this Residential Lease Agreement.

|  |  |  |  |
| --- | --- | --- | --- |
| Landlord Signature: |  | **Date:** |  |
| Tenant Signature: |  | **Date:** |  |