Residential Lease Agreement

This Lease Agreement ("Agreement") is made and entered into on [Date], by and between:

Landlord: [Full Name]  
Address: [Mailing Address]  
Phone: [Phone Number]  
Email: [Email]

AND

Tenant(s): [Full Name(s)]  
Address: [Mailing Address]  
Phone: [Phone Number]  
Email: [Email]

## 1. Property

The Landlord hereby leases to the Tenant the residential premises located at:  
Address: [Full Address of Rental Property]  
Type: [e.g., Apartment / House / Condo]  
Furnished: [Yes/No]

## 2. Lease Term

Start Date: [Start Date]  
End Date: [End Date]  
Renewal: [Automatically renews month-to-month / Fixed term only / Other terms]

## 3. Rent

Monthly Rent Amount: $[Amount]  
Due Date: [e.g., 1st of each month]  
Accepted Payment Methods: [e.g., Bank Transfer / Check / Online Portal]  
Late Fees: $[Amount] if payment is more than [X] days late

## 4. Security Deposit

Amount: $[Amount]  
Held In: [Bank Name / Escrow]  
Refund Conditions: Refundable within [X] days of lease termination, less any deductions for damage beyond normal wear and tear.

## 5. Utilities and Services

Paid by Tenant: [e.g., Electricity, Water, Internet]  
Paid by Landlord: [e.g., Trash, Gas, Lawn Maintenance]

## 6. Occupants

Only the following individuals may reside at the property:  
[List of Names]  
Guests staying over [#] nights must be approved by the Landlord.

## 7. Use of Property

Property shall be used strictly for residential purposes.  
No illegal activities permitted.  
Pets: [Allowed / Not Allowed / Allowed with conditions]

## 8. Maintenance and Repairs

Tenant agrees to:  
- Keep the premises clean and sanitary  
- Notify Landlord promptly of needed repairs  
  
Landlord is responsible for:  
- Major repairs and structural maintenance

## 9. Entry by Landlord

Landlord may enter the property with [24/48] hours’ notice for:  
- Inspections  
- Repairs  
- Emergencies (without notice)

## 10. Rules and Regulations

Tenant agrees to abide by:  
- [Quiet hours]  
- [Trash disposal instructions]  
- [Other community or HOA rules]

## 11. Termination and Move-Out

Tenant must give [30/60] days written notice prior to vacating.  
Property must be left clean and undamaged.  
Security deposit deductions will be itemized.

## 12. Default

Failure to pay rent, violation of terms, or illegal activity may result in eviction according to state law.

## 13. Governing Law

This Lease shall be governed by the laws of the State of [State Name].

## 14. Entire Agreement

This Agreement constitutes the entire understanding between the parties.

Signatures

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Landlord Signature  
Date: \_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Tenant Signature  
Date: \_\_\_\_\_\_\_\_\_\_\_

## Exhibit A (Optional)

Inventory of Furnishings, Pet Agreement, Maintenance Contacts