RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement ("Agreement") is made and entered into this ___ day of _____***, 20***, by and between:

Landlord:
Name: _____
Address: _____
City, State, Zip: _____
Phone: _____

Tenant(s):
Name: _____
Address: _____
City, State, Zip: _____
Phone: _____

Premises:
The Landlord hereby leases to the Tenant the premises located at the following address:
Address: _____
City, State, Zip: _____

Term:
This Lease shall begin on the ___ day of _____***, 20***, and end on the ___ day of _____***, 20***, unless earlier terminated in accordance with this Agreement.

Rent:
The Tenant agrees to pay the Landlord rent in the amount of $_____ per month, due on the ___ day of each month. Rent shall be paid to the Landlord at the address stated above unless otherwise directed by the Landlord.

Security Deposit:
The Tenant shall pay a security deposit of $_____ upon the signing of this Agreement. The security deposit shall be held as security for the performance of the Tenant's obligations under this Agreement. The security deposit will be returned to the Tenant within ___ days after the termination of this Lease, less any deductions for damages, unpaid rent, or other charges.

Utilities:
The Tenant agrees to pay for the following utilities:

The Landlord agrees to pay for the following utilities:

Use of Premises:
The Tenant shall use the Premises solely as a private residence and shall not engage in any unlawful activity or create any nuisance.

Maintenance and Repairs:
The Tenant shall keep the Premises clean and in good repair and shall promptly notify the Landlord of any damage or needed repairs. The Tenant is responsible for minor maintenance and repairs costing less than $_____ unless the damage was caused by the Tenant's negligence.

Pets:
☐ Pets are not allowed on the Premises.
☐ Pets are allowed on the Premises, subject to the following conditions:

Termination:
The Tenant may terminate this Lease by providing the Landlord with ___ days' written notice. The Landlord may terminate this Lease by providing the Tenant with ___ days' written notice, or in accordance with applicable law.

Subleasing:
The Tenant shall not sublease the Premises or assign this Lease without the prior written consent of the Landlord.

Governing Law:
This Lease shall be governed by and construed in accordance with the laws of the State of _____.

Additional Provisions:

Signatures:
Landlord's Signature: _____ Date: _____
Tenant's Signature: _____ Date: _____