

GEORGIA RESIDENTIAL LEASE AGREEMENT

Premises Address: _____ Lease Term: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Tenant Name: _____

Tenant Address: _____

Rental Terms:

Monthly Rent: _____ USD

Security Deposit: _____ USD

Payment Due Date Each Month: _____

Use of Premises:

The Tenant shall use the Premises exclusively as a residential dwelling and shall comply with all applicable laws, ordinances, and regulations. Tenant shall not use the Premises for any unlawful purposes or commercial activities without prior written consent of the Landlord.

Term and Possession:

The Lease Term shall commence on the agreed starting date and continue on a month-to-month basis or fixed term as agreed by the parties. Tenant shall surrender possession to Landlord upon termination or expiration of this Lease, leaving the premises in good and clean condition.

Maintenance, Repairs, and Alterations:

Tenant shall keep the Premises clean and sanitary and promptly notify Landlord of any damage or needed repairs. Landlord shall maintain the Premises in compliance with applicable building and health codes. Tenant shall not make any alterations without prior written consent of Landlord.

Utilities and Services:

Tenant shall be responsible for payment of all utilities and services unless otherwise agreed in writing. Landlord shall provide any utilities or services specifically stated in this Lease.

Entry by Landlord:

Landlord may enter the Premises upon reasonable notice to Tenant for inspection, repairs, or showing to prospective tenants or buyers, in accordance with Georgia law. Emergency entry may be made without notice if necessary to prevent damage or injury.

Pets:

No pets shall be kept on the Premises without prior written consent of Landlord. Any approved pets shall comply with applicable rules and regulations.

Default and Remedies:

If Tenant fails to perform any obligation under this Lease, including timely payment of rent, Landlord may pursue all remedies allowed by law, including termination of tenancy and eviction. Tenant is responsible for all costs and attorney fees incurred by Landlord enforcing this Lease to the extent permitted by law.

Governing Law and Venue:

This Lease shall be governed by and construed in accordance with the laws of the State of Georgia. Any disputes arising under this Lease shall be resolved in the courts located in the county where the Premises are situated.

Entire Agreement:

This Lease constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral. Any modifications must be in writing and signed by both parties.

Severability:

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

Notices:

All notices required or permitted under this Lease shall be in writing and shall be deemed delivered when personally delivered or sent by certified mail to the respective addresses of the parties as set forth above or as updated by written notice.

Signatures:

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

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