

RESIDENTIAL LEASE AGREEMENT

Premises Address: _____ Lease Term: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Address: _____

Phone/Email: _____

Lease Details:

Monthly Rent Amount: _____ USD

Security Deposit: _____ USD

Payment Due Date (e.g., 1st of each month): _____

Late Payment Fee: _____

Permitted Occupants:

List all occupants authorized to live in the premises: _____

Utilities and Services:

Utilities included in rent: _____

Utilities tenant is responsible to pay: _____

Use of Premises:

Tenant shall use the premises solely for residential purposes and shall comply with all applicable laws, ordinances, and regulations. Tenant shall not engage in any illegal activities or cause nuisance or disturbance to neighbors.

Maintenance and Repairs:

Tenant shall keep the premises clean and in good condition and promptly notify Landlord of any damage, defect, or needed repairs. Landlord shall be responsible for repairs except those caused by Tenant's negligence or misuse.

Alterations and Improvements:

Tenant shall not make any alterations, additions, or improvements without prior written consent of Landlord. Any approved alterations shall become part of the premises and remain upon termination of tenancy.

Entry by Landlord:

Landlord may enter the premises upon reasonable notice to Tenant for inspection, repairs, or showing the premises to prospective tenants or buyers, except in emergencies where no notice is required.

Rules and Regulations:

Tenant agrees to comply with all building rules and regulations provided by Landlord, including but not limited to noise restrictions, parking rules, and use of common areas.

Pets:

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

Sublease and Assignment:

Tenant shall not assign this Agreement or sublet the premises without prior written consent of Landlord, which shall not be unreasonably withheld.

Default and Remedies:

If Tenant fails to pay rent or materially breaches any term of this Agreement, Landlord may terminate the tenancy in accordance with applicable law, retaining all rights and remedies. Tenant shall be liable for all costs and damages incurred by Landlord due to Tenant's breach.

Termination:

Upon expiration or termination of this Agreement, Tenant shall vacate the premises, remove all personal property, and return keys to Landlord. Tenant shall leave the premises in good condition, reasonable wear and tear excepted.

Holding Over:

If Tenant remains in possession after termination without Landlord's consent, Tenant shall be liable for rent at a daily rate equal to 150% of the monthly rent until possession is surrendered or eviction is effected.

Governing Law and Venue:

This Agreement shall be governed by and construed in accordance with the laws of the State of _____. Any legal actions or proceedings arising under this Agreement shall be brought exclusively in the courts located within _____ County, _____.

Entire Agreement and Amendments:

This Agreement constitutes the entire agreement between the parties and supersedes all prior understandings. Any modifications or amendments must be in writing and signed by both parties.

Severability:

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

Notices:

All notices required or permitted under this Agreement shall be in writing and shall be deemed delivered when delivered personally, by nationally recognized overnight courier, certified mail return receipt requested, or by electronic means capable of confirming transmission and receipt, to the addresses set forth above or to such other address as designated by notice.

Signatures:

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

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