

# LANDLORD-TENANT LEASE AGREEMENT

Premises Address: \_\_\_\_\_ Lease Term: \_\_\_\_\_

## Landlord Information:

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Tenant Information:

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Lease Terms and Conditions:

### 1. Premises

Landlord leases to Tenant and Tenant leases from Landlord the premises described above (the "Premises"), together with all appurtenances, under the terms set forth herein.

### 2. Term

The Lease commences on the date of execution and continues for the Lease Term specified above, unless terminated earlier pursuant to this Agreement.

### 3. Rent

Tenant shall pay to Landlord rent in the amount of \$\_\_\_\_\_ per month, payable in advance on the first day of each month at Landlord's address or another designated place.

### 4. Security Deposit

Tenant shall deposit with Landlord the sum of \$\_\_\_\_\_ as security for Tenant's performance. Landlord may use the deposit to cure defaults, repair damages, or cover unpaid rent, subject to applicable law.

### 5. Use of Premises

The Premises shall be used solely for residential purposes and occupied only by the Tenant and any approved occupants. No commercial activities or unlawful purposes are permitted.

### 6. Utilities

Tenant shall be responsible for payment of all utilities and services supplied to the Premises, except those specifically agreed to be paid by Landlord.

### 7. Maintenance and Repairs

Tenant shall keep the Premises clean and in good condition and promptly notify Landlord of any damage or needed repairs. Landlord shall maintain the structural components and major systems per applicable law.

### 8. Alterations and Improvements

Tenant shall not make any alterations, improvements, or additions to the Premises without Landlord's prior written consent.

## **9. Pets**

No pets shall be permitted on the Premises without Landlord's prior written consent.

## **10. Entry by Landlord**

Landlord may enter the Premises upon reasonable notice to Tenant to inspect, make repairs, or show the Premises to prospective tenants or buyers, in compliance with applicable law.

## **11. Rules and Regulations**

Tenant shall comply with all reasonable rules and regulations established by Landlord for the safety, care, and cleanliness of the Premises and surrounding property.

## **12. Assignment and Subletting**

Tenant shall not assign this Lease or sublet any part of the Premises without Landlord's prior written consent.

## **13. Default**

If Tenant fails to pay rent or otherwise breaches any term of this Lease and fails to cure within the time provided by law after notice, Landlord may exercise all remedies available under this Lease and applicable law.

## **14. Termination**

Upon expiration or lawful termination of the Lease, Tenant shall surrender possession of the Premises to Landlord in broom-clean condition, reasonable wear and tear excepted.

## **15. Holdover**

If Tenant remains in possession after the Lease term without Landlord's consent, Tenant shall be a month-to-month tenant subject to all Lease terms except duration.

## **16. Indemnification**

Tenant agrees to indemnify, defend, and hold Landlord harmless from any claims, damages, or liabilities arising from Tenant's use or occupancy of the Premises.

## **17. Governing Law**

This Lease shall be governed by and construed in accordance with the laws of the State in which the Premises are located.

## **18. Entire Agreement; Amendments**

This Lease contains the entire agreement between the parties. Any amendments or modifications must be in writing and signed by both parties.

## **19. Notices**

All notices required or permitted under this Lease shall be in writing and delivered personally, by certified mail, or by nationally recognized overnight courier to the addresses stated herein or as updated in writing.

## **20. Severability**

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

## **21. Waiver**

The failure of either party to enforce any provision shall not constitute a waiver of that or any other provision.

## **22. Signatures**

This Lease may be executed in counterparts, each of which shall be deemed an original, and all of which together constitute one instrument.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Original source of this document:

<https://agreementtemplate-us.com/landlord-tenant-lease-agreement/>

Did you find this template helpful?

Find more updated templates at:

<https://agreementtemplate-us.com/>

[View more templates](#)

This template is intended exclusively for personal, non-commercial use.  
If distributed or published, the source must be mentioned.

This template is provided for guidance only and does not constitute legal advice.  
It is recommended to consult a legal professional for each specific case.