

# LEASE AGREEMENT

Location: \_\_\_\_\_ Effective Date: \_\_\_\_\_

## Parties:

Lessor (Landlord) Name: \_\_\_\_\_

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

Lessee (Tenant) Name: \_\_\_\_\_

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

## Premises:

Property Address / Description: \_\_\_\_\_

## Term:

Lease Start Date: \_\_\_\_\_ Lease End Date: \_\_\_\_\_

## Rent:

Monthly Rent Amount: \_\_\_\_\_ USD

Payment Due Date Each Month: \_\_\_\_\_

## Security Deposit:

Amount: \_\_\_\_\_ USD

### 1. Premises and Use

Lessor hereby leases to Lessee the premises described above (the "Premises") to be used solely for residential purposes and in compliance with all applicable laws, ordinances, and regulations. Lessee shall not use the Premises for any unlawful or commercial purposes.

### 2. Term and Possession

The lease term shall commence on the Lease Start Date and terminate on the Lease End Date unless terminated earlier pursuant to this Agreement. Lessee shall surrender possession of the Premises to Lessor upon termination in as good condition as received, reasonable wear and tear excepted.

### 3. Rent

Lessee agrees to pay monthly rent in the amount specified above, payable in advance on or before the Payment Due Date Each Month. Rent payments shall be made to Lessor at Lessor's designated address or by other agreed methods. Late payments shall incur a late fee as permitted by law.

### 4. Security Deposit

Lessee shall deposit with Lessor the Security Deposit amount specified above as security for performance of Lessee's obligations. Lessor may use the deposit to cure defaults or repair damages beyond normal wear and tear. Deposit return shall comply with applicable state law.

### 5. Utilities and Services

Unless otherwise agreed, Lessee shall be responsible for all utilities and services required on the Premises, including but

not limited to electricity, water, gas, telephone, internet, and trash removal.

## **6. Maintenance and Repairs**

Lessee shall keep the Premises clean and in good condition and promptly notify Lessor of necessary repairs. Lessor shall be responsible for repairs not caused by Lessee's negligence. Lessee shall not make alterations without prior written consent.

## **7. Entry and Inspection**

Lessor may enter the Premises upon reasonable notice to inspect, make repairs, or show the property to prospective tenants or buyers, complying with applicable notice requirements under law.

## **8. Rules and Regulations**

Lessee agrees to comply with all reasonable rules and regulations established by Lessor for the safety, care, and cleanliness of the Premises and common areas.

## **9. Assignment and Subletting**

Lessee shall not assign this Agreement or sublet the Premises, in whole or in part, without Lessor's prior written consent, which shall not be unreasonably withheld.

## **10. Default**

Failure by Lessee to pay rent or comply with any term of this Agreement shall constitute default. Lessor may provide written notice and opportunity to cure as required by law before termination or legal action.

## **11. Termination**

This Agreement may be terminated upon expiration of the term or earlier by mutual consent or as permitted by law. Upon termination, Lessee shall vacate and return possession to Lessor.

## **12. Indemnification**

Lessee shall indemnify and hold Lessor harmless from claims, damages, or expenses arising from Lessee's use or occupancy of the Premises, except to the extent caused by Lessor's negligence.

## **13. Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the State in which the Premises are located, without regard to conflict of law principles.

## **14. Severability**

If any provision of this Agreement is determined invalid or unenforceable, the remainder shall remain in full force and effect and be construed to fulfill the intent of the parties.

## **15. Entire Agreement**

This Agreement contains the entire agreement of the parties and supersedes all prior negotiations, understandings, or agreements, whether oral or written.

## **16. Amendments**

No amendment or modification of this Agreement shall be effective unless in writing and signed by both parties.

## **17. Notices**

All notices under this Agreement shall be in writing and deemed delivered when hand delivered, sent by certified mail, or by recognized overnight courier to the addresses provided herein or as updated by written notice.

**18. Waiver**

Failure to enforce any provision of this Agreement shall not constitute a waiver of that provision or any other rights herein.

**19. Attorney's Fees**

In any legal proceeding arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs.

**20. Signatures; Counterparts**

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

**LESSOR'S SIGNATURE**

**LESSEE'S SIGNATURE**

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

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

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