

NEW YORK RESIDENTIAL LEASE AGREEMENT

Premises Address: _____ Lease Term: _____

PARTIES:

Landlord Name: _____

Landlord Address: _____

Tenant Name(s): _____

Tenant Address: _____

RENT AND PAYMENTS:

Monthly Rent Amount: _____ USD

Payment Due Date: _____

Late Fee Terms: _____

SECURITY DEPOSIT:

Security Deposit Amount: _____ USD

Deposit Use & Return Conditions: _____

OCCUPANCY AND USE:

Number of Occupants: _____

Permitted Use: _____

MAINTENANCE AND REPAIRS:

Landlord Responsibilities:

Landlord shall maintain the Premises in compliance with applicable housing, building, and health codes, and shall make all necessary repairs, except those caused by Tenant's negligence or misuse.

Tenant Responsibilities:

Tenant shall keep the Premises clean and safe, promptly notify Landlord of needed repairs, and shall be responsible for any damage caused by Tenant or Tenant's guests.

UTILITIES AND SERVICES:

Utilities Paid by Landlord:

Landlord shall pay for water, sewer, and trash removal services unless otherwise agreed in writing.

Utilities Paid by Tenant:

Tenant shall be responsible for electricity, gas, telephone, internet, and all other utilities and services not expressly paid by Landlord.

RULES AND REGULATIONS:

Tenant agrees to comply with all House Rules, building regulations, and community policies provided by Landlord. No

illegal activities shall be conducted on the Premises. Tenant shall not cause or permit any nuisance or waste.

ENTRY AND INSPECTION:

Landlord may enter the Premises upon reasonable notice to Tenant to inspect, make necessary repairs, show the property, or in case of emergency, in compliance with New York law.

TERMINATION AND RENEWAL:

This Lease shall terminate at the end of the Lease Term unless renewed in writing by the parties. Early termination by Tenant requires written notice and may incur penalties as allowed by law. Landlord may terminate this Lease in accordance with applicable eviction procedures and laws.

DEFAULT AND REMEDIES:

Tenant's failure to pay rent or comply with Lease terms constitutes a default. Landlord may pursue all remedies available under New York law including eviction and damages. Tenant may cure defaults where permitted by law.

HOLD HARMLESS AND INSURANCE:

Tenant shall maintain renters insurance covering personal property and liability. Tenant agrees to indemnify and hold Landlord harmless from claims arising from Tenant's use of the Premises except for Landlord's gross negligence or willful misconduct.

GOVERNING LAW:

This Lease shall be governed by and construed in accordance with the laws of the State of New York, without regard to its conflict of laws principles.

MISCELLANEOUS:

This Lease contains the entire agreement between the parties. Any modifications must be in writing and signed by both parties. If any provision is found invalid or unenforceable, the remainder of this Lease shall remain in full force and effect. Waiver of any breach shall not constitute a waiver of subsequent breaches.

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

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