

# NOTARIZED RESIDENTIAL RENTAL AGREEMENT

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

## Landlord Information:

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

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

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

## Tenant Information:

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

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

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

## Premises Description:

Type of Property: \_\_\_\_\_

Number of Bedrooms/Bathrooms: \_\_\_\_\_

Furnished (Yes/No): \_\_\_\_\_

## Lease Term and Rent:

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

Security Deposit: \_\_\_\_\_ USD

Rent Due Date Each Month: \_\_\_\_\_

Late Fee Policy: \_\_\_\_\_

### 1. Lease and Term

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the Premises described above for the Lease Term specified herein. Tenant shall occupy the Premises only for residential purposes.

### 2. Rent Payment

Tenant shall pay the Monthly Rent Amount in lawful money of the United States in advance on or before the Rent Due Date each month at the address designated by Landlord or by other means agreed upon.

### 3. Security Deposit

Tenant shall pay the Security Deposit to Landlord upon execution of this Agreement. Landlord may use the Security Deposit to remedy Tenant defaults, including but not limited to unpaid rent or damages beyond normal wear and tear.

### 4. Utilities and Services

Tenant shall be responsible for payment of all utilities and services supplied to the Premises except those explicitly stated as Landlord's responsibility.

### 5. Use of Premises

Tenant shall not use or permit the Premises to be used for any unlawful purpose or in any manner that would increase insurance premiums or create hazards.

## **6. Maintenance and Repairs**

Tenant shall maintain the Premises in a clean and sanitary condition and promptly notify Landlord of any damages or repairs needed. Landlord shall be responsible for repairs except those caused by Tenant's negligence.

## **7. Alterations**

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

## **8. Entry by Landlord**

Landlord may enter the Premises during reasonable hours to inspect, make repairs, or show the Premises with prior notice to Tenant as required by law.

## **9. Rules and Regulations**

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

## **10. Subletting and Assignment**

Tenant shall not sublet or assign this Agreement or the Premises or any part thereof without prior written consent of Landlord.

## **11. Default and Remedies**

If Tenant fails to pay rent or breaches any terms of this Agreement, Landlord may pursue all remedies available under law including termination of tenancy, eviction, and collection of damages.

## **12. Termination**

Upon expiration or termination of this Agreement, Tenant shall vacate the Premises, remove all personal property, and leave the Premises in clean and rentable condition.

## **13. Governing Law**

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

## **14. Notarization and Acknowledgment**

The parties acknowledge that this Agreement is a legally binding document and shall be notarized to confirm the identities and voluntary execution of both Landlord and Tenant.

## **15. Entire Agreement**

This Agreement constitutes the entire understanding between the parties and supersedes all prior negotiations and agreements with respect to the subject matter hereof.

## **16. Amendments**

Any amendments or modifications to this Agreement shall be in writing and signed by both parties.

## **17. Severability**

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

## **18. Notices**

Any notices required or permitted under this Agreement shall be in writing and delivered personally, by certified mail, or by other agreed means to the addresses stated herein.

**19. Waiver**

The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver of such provision or any other provision.

**20. Signatures and Counterparts**

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one agreement.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

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

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

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**NOTARY PUBLIC**

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

My Commission Expires: \_\_\_\_\_

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