

SIMPLE LEASE AGREEMENT

Location: _____ Effective Date: _____

PARTIES:

Landlord Full Name: _____

Landlord Address: _____

Tenant Full Name: _____

Tenant Address: _____

PROPERTY:

Address / Description: _____

LEASE TERM:

Lease Commencement Date: _____

Lease Term Length (months): _____

RENT:

Monthly Rent Amount: _____ USD

Payment Due Date Each Month: _____

Late Payment Penalty Fee: _____

SECURITY DEPOSIT:

Deposit Amount: _____ USD

Deposit Return Conditions: _____

USE OF PREMISES:

Tenant shall use the premises solely for residential purposes and shall comply with all laws, regulations, and community rules. Tenant shall not engage in any illegal activities or cause nuisance, damage, or disturbances. No alterations or improvements may be made without Landlord's written consent.

MAINTENANCE AND REPAIRS:

Tenant shall keep the premises in clean and sanitary condition and promptly notify Landlord of any damage or need for repairs. Landlord shall be responsible for repairs not caused by Tenant's negligence. Tenant shall not commit waste or allow damage.

UTILITIES:

Tenant shall be responsible for payment of all utilities and services unless otherwise agreed in writing. Landlord shall not be liable for interruption of utility services.

INSPECTION AND ACCESS:

Landlord has the right to enter the premises at reasonable times and with prior notice to inspect, make necessary repairs, or show the premises to prospective tenants or buyers, consistent with applicable law.

TERMINATION:

Either party may terminate this Agreement at the end of the Lease Term by giving proper written notice as required by law. Early termination by Tenant may require payment of rent for the remainder of the term unless otherwise agreed.

Landlord may terminate for breach or nonpayment pursuant to law.

DEFAULT:

In the event of Tenant's default including failure to pay rent or breach of any term, Landlord may pursue all remedies under law including eviction and monetary damages. Tenant shall be responsible for costs and attorney's fees as allowed by law.

GOVERNING LAW:

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

ENTIRE AGREEMENT:

This Agreement constitutes the entire agreement between the parties and supersedes all prior understandings or agreements, oral or written. Any modification must be in writing and signed by both parties.

SEVERABILITY:

If any provision of this Agreement is found to be invalid or unenforceable, the remainder of the Agreement shall remain in full force and effect.

SIGNATURES:

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

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