

RESIDENTIAL TENANT LEASE AGREEMENT

Property Address: _____ Lease Term: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name(s): _____

Phone/Email: _____

1. Premises and Term

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the premises located at the Property Address stated above (the "Premises") for the term specified, commencing on the agreed start date. Tenant shall surrender possession of the Premises to Landlord upon expiration or earlier termination of this Agreement.

2. Rent

Tenant agrees to pay monthly rent in the amount specified, payable in advance on the first day of each month during the Lease Term to Landlord at the address specified or at such other place as Landlord may designate. Late payments may incur fees as provided herein.

3. Security Deposit

Tenant shall deposit with Landlord the sum specified as a security deposit to secure Tenant's performance of obligations under this Agreement. Landlord shall hold the security deposit in accordance with applicable law and may use it to cover damages, unpaid rent, or other breaches.

4. Use of Premises

The Premises shall be used and occupied solely by Tenant and Tenant's immediate family as a private residence and for no other purpose without Landlord's prior written consent. No illegal activities shall be conducted on the Premises.

5. Maintenance and Repairs

Tenant shall keep the Premises clean and in good repair. Tenant shall promptly notify Landlord of any damage or necessary repairs. Landlord shall maintain the structural components, major systems, and appliances in a safe and operable condition.

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. Alterations and Improvements

Tenant shall not make any alterations, additions, or improvements to the Premises without Landlord's prior written consent. Any approved alterations shall become the property of Landlord unless otherwise agreed.

8. Entry by Landlord

Landlord or Landlord's agents may enter the Premises upon reasonable notice and at reasonable times for purposes

including inspection, repairs, or showing the Premises to prospective tenants or buyers, consistent with applicable law.

9. Pets

No pets shall be allowed on the Premises unless expressly permitted in writing by Landlord. Any permitted pets must comply with Landlord's rules and policies.

10. 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 the building or community in which they are located.

11. Default and Remedies

If Tenant defaults in the payment of rent or any other terms herein, Landlord may pursue all remedies available at law or equity, including termination of this Agreement and eviction. Tenant shall be responsible for all costs incurred by Landlord as a result of Tenant's default, including reasonable attorney's fees.

12. Subletting and Assignment

Tenant shall not assign this Agreement or sublet the Premises or any part thereof without Landlord's prior written consent, which shall not be unreasonably withheld.

13. Liability and Indemnity

Tenant agrees to indemnify, defend, and hold Landlord harmless from any claims, damages, or liabilities arising out of Tenant's use or occupancy of the Premises, except those caused by Landlord's gross negligence.

14. Lead-Based Paint Disclosure

If the Premises were built prior to 1978, Tenant acknowledges receipt of the federally required lead-based paint disclosure and pamphlet in accordance with applicable law.

15. Governing Law

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

16. Entire Agreement

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

17. Severability

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

18. Notices

All notices required or permitted under this Agreement shall be in writing and delivered personally or sent by certified mail, return receipt requested, or by nationally recognized overnight courier, to the addresses specified above or such other addresses as either party may designate in writing.

19. Waiver

No waiver of any breach of this Agreement shall be deemed a waiver of any subsequent breach. The failure of either party to enforce any provision shall not constitute a waiver.

20. Signatures and 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. Electronic and PDF signatures shall be deemed valid and binding.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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