

TEXAS RESIDENTIAL LEASE AGREEMENT

Premises Address: _____ Lease Term: _____

Landlord Information:

Full Name: _____

Mailing Address: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Mailing Address: _____

Phone/Email: _____

Lease Terms and Conditions:

1. Property

Landlord hereby leases to Tenant the residential property described above (the "Premises"). Tenant accepts the Premises in its current condition, except as otherwise agreed in writing.

2. Lease Term

The lease shall commence on the agreed date and shall continue on a month-to-month basis or for the fixed term specified above, unless terminated earlier as provided herein.

3. Rent

Tenant shall pay to Landlord monthly rent in the amount agreed by the parties. Rent shall be payable in advance on the first day of each month at the address specified by Landlord or as otherwise directed.

4. Security Deposit

Tenant shall pay a security deposit to Landlord in the amount agreed to secure Tenant's performance under this Agreement. The security deposit shall be held in accordance with Texas Property Code and returned to Tenant after deductions for damages or unpaid rent.

5. Utilities

Tenant shall be responsible for payment of all utilities and services for the Premises except as otherwise agreed in writing.

6. Use of Premises

The Premises shall be used for residential purposes only and shall be occupied only by the Tenant and any approved occupants. Tenant shall comply with all applicable laws, regulations, and community rules.

7. Maintenance and Repairs

Tenant shall keep the Premises clean and in good condition, and promptly notify Landlord of any maintenance or repair needs. Landlord shall be responsible for repairs not caused by Tenant's negligence.

8. Alterations

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

Landlord.

9. Entry by Landlord

Landlord may enter the Premises in accordance with Texas law for inspection, repairs, or showing the Premises to prospective tenants or purchasers with proper notice.

10. Pets

Tenant shall not keep pets on the Premises without prior written consent of Landlord. If pets are allowed, Tenant agrees to comply with all pet-related rules and pay any associated fees or deposits.

11. Subleasing

Tenant shall not assign this Agreement or sublease the Premises in whole or part without prior written consent of Landlord.

12. Default

If Tenant fails to pay rent or otherwise breaches this Agreement, Landlord may pursue all remedies available under Texas law, including termination of the lease and eviction.

13. Lead-Based Paint Disclosure

If the Premises were built before 1978, Landlord has provided Tenant with the federally required lead-based paint disclosure and pamphlet.

14. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

15. Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations or agreements. Any modifications must be in writing and signed by both parties.

16. Notices

All notices under this Agreement shall be in writing and delivered personally, by certified mail, or by a nationally recognized overnight courier to the addresses specified by the parties.

17. Severability

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

18. Waiver

Failure by either party to enforce any provision of this Agreement shall not constitute a waiver of future enforcement of that or any other provision.

19. Signatures

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

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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