

UTAH RESIDENTIAL LEASE AGREEMENT

Premises Address: _____ Lease Term: _____

Landlord Information:

Full Name: _____
Mailing Address: _____
Phone: _____
Email: _____

Tenant Information:

Full Name(s): _____
Mailing Address: _____
Phone: _____
Email: _____

Lease Terms:

Term Duration: _____
Monthly Rent: _____ USD
Security Deposit: _____ USD
Due Date Each Month: _____

1. Premises

Landlord leases to Tenant and Tenant leases from Landlord the residential premises located at the address stated above (the "Premises") upon the terms and conditions set forth in this Agreement.

2. Term

The Lease commences on the agreed date and continues for the term duration specified, unless earlier terminated in accordance with this Agreement.

3. Rent

Tenant shall pay monthly rent in the amount specified above, payable in advance on the due date each month to Landlord at the address provided or at another place designated by Landlord in writing.

4. Security Deposit

Tenant shall pay the security deposit specified above, which shall be held by Landlord as security for Tenant's performance of this Agreement and may be used in accordance with Utah law.

5. Use of Premises

The Premises shall be used solely for residential purposes and occupied only by the Tenant(s) named herein unless prior written consent is given by Landlord.

6. Utilities

Tenant shall be responsible for payment of all utilities and services unless otherwise specified by Landlord in writing.

7. Maintenance and Repairs

Tenant shall keep the Premises clean and in good condition and shall promptly notify Landlord of any damage or needed repairs. Landlord shall maintain the Premises in compliance with applicable health and safety laws.

8. Alterations

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

9. Entry by Landlord

Landlord may enter the Premises upon reasonable notice to Tenant for purposes of inspection, repairs, or showing the property to prospective tenants or purchasers as permitted by Utah law.

10. Rules and Regulations

Tenant shall comply with all reasonable rules and regulations established by Landlord and applicable to the Premises.

11. Pets

No pets shall be allowed on the Premises without Landlord's prior written consent.

12. Subleasing and Assignment

Tenant shall not sublease or assign the Premises or this Agreement without Landlord's prior written consent.

13. Default

If Tenant fails to pay rent or breaches any other term of this Agreement, Landlord may pursue all remedies available under Utah law, including termination of the Lease.

14. Governing Law

This Agreement shall be governed, construed, and enforced in accordance with the laws of the State of Utah.

15. Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral.

16. Amendments

Any amendments to this Agreement must be in writing and signed by both parties.

17. Notices

All notices under this Agreement shall be in writing and delivered personally, sent by certified mail, or by other means permitted by Utah law to the addresses provided herein.

18. Severability

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

19. Waiver

Failure to enforce any term shall not constitute a waiver of that term or any other term.

20. Signatures

This Agreement may be executed in counterparts and electronically; each shall be deemed an original, and all together comprise the entire Agreement.

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

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