

Residential Lease Agreement

This Residential Lease Agreement ("Lease") is made between the Landlord and Tenant identified below, covering the property described below, subject to the terms set out here.

Landlord Name *

Tenant Name *

Property Address *

Lease Start Date *

Lease End Date *

Monthly Rent *

Security Deposit *

Rent Due Day of Month

1. Use of Premises. Tenant shall use the property solely as a private residence for Tenant and the occupants listed below, and shall not use it for any unlawful purpose.

Additional Occupants (names)

2. Pets and Animals. Unless checked below, Tenant may not keep any animal on the property, even temporarily, without Landlord's prior written consent. Where pets are allowed, Tenant is responsible for any damage, odor, noise, or waste caused by the animal, in addition to the pet deposit or pet rent stated below.

☐

Pets are allowed under this Lease, subject to the conditions below

Pet Deposit (if applicable)

Monthly Pet Rent (if applicable)

Permitted Species / Breed / Weight Limits

3. Rent and Late Charges. Rent is due in full, in advance, on the day of each month stated above. A late charge as stated below applies to any payment not received within the grace period stated below, in addition to the rent owed.

Grace Period (days)

Late Charge

Returned Payment Fee

4. Security Deposit. The security deposit above is held to secure Tenant's performance under this Lease and may be applied to unpaid rent, damage beyond normal wear and tear, and other amounts Tenant owes under this Lease or applicable law. Any unused portion shall be returned to Tenant, with an itemized statement of deductions, within the time period required by applicable local law after Tenant vacates and returns possession of the property.

5. Utilities. Tenant is responsible for the utilities and services checked below; Landlord is responsible for all others.

☐

Electricity

☐

Gas / Heating Fuel

☐

Water / Sewer

☐

Trash / Recycling

☐ Internet / Cable

6. Maintenance and Repairs. Tenant shall keep the property in good, clean condition and promptly notify Landlord in writing of needed repairs or unsafe conditions. Landlord shall maintain the property in habitable condition and make repairs within a reasonable time after notice, as required by applicable local law. Tenant shall be responsible for damage caused by Tenant's negligence or misuse, beyond normal wear and tear.

7. Landlord's Right of Entry. Landlord may enter the property to inspect, make repairs, or show the property to prospective tenants or buyers, upon the advance notice required by applicable local law (commonly 24–48 hours for non-emergencies), except in a genuine emergency threatening life or property, where no advance notice is required.

8. Assignment and Subletting. Tenant may not assign this Lease or sublet all or any part of the property without Landlord's prior written consent, which Landlord may withhold in its reasonable discretion. Any assignment or sublease made without consent is voidable by Landlord and does not release Tenant from Tenant's obligations under this Lease.

9. Default and Remedies. If Tenant fails to pay rent when due or otherwise breaches this Lease, Landlord may pursue the notice, cure periods, and remedies (including termination of this Lease and recovery of possession) available under applicable local law. If Landlord breaches this Lease, Tenant's remedies are likewise limited to those available under applicable local law.

10. Renewal and Holdover. This Lease does not automatically renew unless the box below is checked. If Tenant remains in possession after the Lease End Date without a new written agreement, the tenancy becomes month-to-month on the same terms, terminable as permitted by applicable local law, unless Landlord elects to treat the holdover as a lease violation — in which case Tenant shall pay holdover rent at the rate below for each day of continued occupancy, in addition to any other remedy available to Landlord.

☐ This Lease automatically renews month-to-month unless either party gives written notice as described below

Notice Required to End Renewal (days)

Holdover Daily Rent (multiple of prorated daily rent, e.g. "1.5x")

11. Casualty Loss or Condemnation. If the property is damaged by fire or other casualty to the extent it is wholly or partially unusable, either Party may terminate this Lease by written notice, or Landlord may elect to repair the property within a reasonable time, during which rent abates in proportion to the portion of the property rendered unusable. If the property is taken by eminent domain, this Lease terminates as of the date possession is required to be surrendered, and any condemnation award belongs solely to Landlord.

12. Move-Out Condition. At the end of the tenancy, Tenant shall return the property in the same condition as at move-in, normal wear and tear excepted, and shall return all keys and access devices. Landlord may conduct a move-out inspection and document the property's condition.

13. Disclosures. Tenant acknowledges receipt of the disclosures checked below, to the extent required by applicable federal, state, and local law.

☐ Lead-based paint disclosure (required for housing built before 1978, U.S.)

☐ Known mold or moisture issues disclosure

☐ Other disclosures required by local law (attached separately)

14. Notices. Any notice required under this Lease shall be in writing and delivered to the addresses below, or such other address as a Party designates in writing.

Landlord's Notice Address

Tenant's Notice Address (if different from the property)

15. Attorney's Fees. In any legal proceeding arising out of or related to this Lease, the prevailing Party is entitled to recover its reasonable attorney's fees and costs from the non-prevailing Party, to the extent permitted by applicable local law.

16. Severability. If any provision of this Lease is held unenforceable under applicable law, the remaining provisions remain in full force and effect. 17. Entire Agreement. This Lease, together with any attached disclosures and addenda, constitutes the entire agreement between Landlord and Tenant regarding the property and supersedes all prior discussions or agreements. It may only be amended in a writing signed by both parties.

Governing Law (State / Country) *

Landlord — Signature

Tenant — Signature

Landlord — Printed Name *

Tenant — Printed Name *

Date *

Date *

Template provided for general reference only and does not constitute legal advice. Laws vary by jurisdiction — have a qualified professional review this document before you sign or rely on it. Residential leases are heavily regulated locally (security deposit limits/timelines, entry notice, required disclosures, and eviction procedure all vary) — verify your jurisdiction's specific requirements before using this template.