

STANDARD RESIDENTIAL LEASE AGREEMENT

PARTIES. This Residential Lease Agreement ("Agreement") made this ____ day of _____, 20____ is between:

Landlord Name: _____ ("Landlord")

Landlord Address: _____, AND

Tenant(s): _____, _____, _____ ("Tenant").

The Landlord and Tenant are collectively referred to in this Agreement as the "Parties".

NOW, for the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. LEASE TERM. This Agreement shall begin on the ____ day of _____, 20____ and end on the ____ day of _____, 20____, hereinafter known as the "Lease Term".

2. OCCUPANT(S). The Premises is to be occupied strictly as a residential dwelling with the following individual(s) in addition to the Tenant: (check one)

- _____ ("Occupant(s)").

- There are no Occupant(s).

3. PROPERTY. The Landlord agrees to lease the described property to the Tenant:

Address: _____ ("Premises").

Residence Type: Single-family Apartment Condominium Other: _____

4. SECURITY DEPOSIT. As part of this Agreement: (check one)

- The Landlord requires a payment in the amount of \$_____ ("Security Deposit") for the faithful performance of the Tenant under the terms and conditions of this Agreement. Payment of the Security Deposit is required by the Tenant upon the execution of this Agreement. The Security Deposit shall be returned to the Tenant within ____ days after the end of the Lease Term less any itemized deductions. This Security Deposit shall not be credited towards any Rent unless the Landlord gives their written consent.

- The Landlord does not require a Security Deposit as part of this Agreement.

5. RENT. The Tenant shall pay the Landlord, in equal monthly installments, \$_____ ("Rent"). The Rent shall be due on the ____ of every month ("Due Date") and paid under the following instructions: _____.

6. RENT PRE-PAYMENT. The Tenant will (check one):

- Not be Pre-paying Rent.

- Pre-pay Rent in the amount of \$_____. Equal to ____ day(s), starting on the ____ day of _____, 20____, and ending on the ____ day of _____, 20____.

7. **PURPOSE.** The Tenant and Occupant(s) may only use the Premises as: (check one)

- A residential dwelling only.

- A residential dwelling and: _____.

8. **FURNISHINGS.** The Premises is (check one):

- Not furnished.

- Furnished with the following items: _____
_____.

9. **CLEANING FEE** Tenant hereby agrees to accept property in its present state of cleanliness. They agree to return the property in the same condition or pay a \$200.00 minimum cleaning fee if the Landlord has to have the property professionally cleaned.

10. **UTILITIES.** The Landlord shall pay for the following utilities and services to the Tenant, with any absent being the responsibility of the Tenant: _____
_____.

11. **LOCK POLICY:** No additional locks will be installed on any door without the written permission of Landlord. Landlord will be given duplicate keys for all locks so installed at tenants' expense, before they are installed.

12. **PARKING.** The Tenant (check one):

- Is allotted ____ parking space(s):

- Free of charge (included in Rent)

- At a cost of \$_____ to be paid: at the start of the lease, or on a monthly recurring basis. The parking lot(s) can be described as:

 - Is NOT provided parking.

13. **INVENTORY AND INSPECTION RECORD:** An inventory and inspection Record has been provided for the Tenants' use. Only after this has been filled out (within the 3-day time limit) will the Landlord take any action to complete necessary repairs. Landlord warrants that all major systems will be functional and in good repair at the time of possession. Light switches, wall plugs, doors, windows, faucets, drains, locks, toilets, sinks, etc. will 3 either be in working order or will be repaired once the Tenants have completed the Inspection and Inventory Record. Tenants are encouraged to report any necessary repairs, no matter how slight, in writing, but they are advised that Landlord does not normally repair or replace nonfunctional items such as paint, carpets, etc., every time a property changes possession. Those items are scheduled for repair/replacement at regular intervals regardless of tenant turnover.

14. **PETS.** The Tenant is (check one):

- NOT permitted to have pets of any nature on the Premises.

- Permitted to have _____ pet(s) on the Premises, ONLY consisting of _____
_____. (Pet type(s))

If permitted, the Landlord shall:

Charge a (refundable non-refundable) fee of \$_____, unless there are damages that result from the pet(s).

NOT charge a fee for the Tenant's right to have pet(s) on the premises.

15. **VEHICLES & GARAGE USE:** Tenants agree to keep a maximum of 1 vehicle on premises or in the garage.

These vehicles must be both operable and currently licensed. Tenants agree to park their vehicles in assigned spaces and to keep those spaces clean of oil drippings. Tenants agree not to park boats, recreational trailers, utility trailers, and the like on the premises without first obtaining Landlords' written permission.

16. SMOKING POLICY. Smoking on the Premises is: (check one)

- Permitted ONLY in the following areas: _____.
- Prohibited on the Premises and Common Areas.

17. WATERBEDS. The Tenant: (check one)

- Shall have the right to use a waterbed on the Premises.
- Shall not have the right to use a waterbed on the Premises.

18. MAINTENANCE, REPAIR, & ALTERATIONS. Tenant will, at the Tenant's sole expense, keep and maintain the Premises in good, clean and sanitary condition and repair during the term of this Agreement and any renewal thereof. Tenant shall be responsible to make all repairs to the Premises, fixtures, appliances and equipment therein that may have been damaged by Tenant's misuse, waste or neglect, or that of the Tenant's family, agents or visitors. Tenant agrees that no painting or alterations will be performed on or about the Premises without the prior written consent of Landlord. Tenant shall promptly notify Landlord of any damage, defect or destruction of the Premises or in the event of the failure of any of the appliances or equipment. Landlord will use its best efforts to repair or replace any such damaged or defective areas, appliances or equipment.

19. ABANDONMENT. Abandonment shall have occurred if, without notifying the Landlord, the Tenant is absent from the Premises for the State mandated minimum time-period, or seven (7) days, whichever length of time is less. In the event of Abandonment, the Landlord will have the right to immediately terminate the Agreement and remove the Tenant's personal possessions.

20. RIGHT OF ENTRY. The Landlord shall have the right to enter the Premises during normal working hours by providing at least twenty-four (24) hours notice in order for inspection, make necessary repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. The Landlord may exhibit the Premises to prospective purchasers, mortgagees, or lessees upon reasonable notice.

21. NOISE/WASTE. The Tenant agrees not to commit waste on the premises, maintain, or permit to be maintained, a nuisance thereon, or use, or permit the premises to be used, in an unlawful manner. The Tenant further agrees to abide by any and all local, county, and State noise ordinances.

22. GUESTS. There shall be no other persons living on the Premises other than the Tenant and any Occupant(s). Guests of the Tenant are allowed for periods not lasting for more than 48 hours unless otherwise approved by the Landlord in writing.

23. COMPLIANCE WITH LAW. The Tenant agrees that during the Lease Term, that they shall promptly comply with any present and future laws, ordinances, orders, rules, regulation, and requirements of the Federal, State, County, City and Municipal government or any of their departments, bureaus, boards, commissions and officials thereof with respect to the premises, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against the Tenant, the Landlord, or both.

24. RETALIATION. The Landlord is prohibited from making any type of retaliatory acts against the Tenant including, but not limited to, restricting access to the Premises, decreasing or cancelling services or utilities,

failure to repair appliances or fixtures, or any other type of act that could be considered unjustified.

25. INSURANCE. The Tenant is advised and understands that the personal property of the Tenant is not insured by the Landlord against any damage or loss, and the Tenant agrees that the Landlord shall have no liability in connection with any such damage or loss. The Tenant shall procure renter's insurance to protect the Tenant's property and for liability claims, and shall provide evidence thereof to the Landlord upon the Landlord's request.

26. FULL DISCLOSURE: The Tenants signing this Rental Contract hereby state that all questions about this Rental Agreement have been answered, that they fully understand all the provisions of the agreement and the obligations and responsibilities of each party, as spelled out herein. They further state that they agree to fulfill their obligations in every respect or suffer the full legal and financial consequences of their actions or lack of action in violation of this agreement. Signature by the Tenant on this Rental Agreement is acknowledgement and he/she has received a signed copy of the Rental Agreement.

Landlord's Signature: _____ **Date:** _____

Printed Name: _____

Tenant's Signature: _____ **Date:** _____

Printed Name: _____

Agent's Signature: _____ **Date:** _____

Printed Name: _____



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