

# Residential Lease Agreement

THIS LEASE AGREEMENT ("Agreement") is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_ ("Landlord") with an address at \_\_\_\_\_ and \_\_\_\_\_, \_\_\_\_\_ ("Tenants").

NOW THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the parties hereby agree as follows:

PROPERTY. The Landlord owns the property and improvements located at \_\_\_\_\_ (hereinafter referred to as the "Property").

LEASE TERM. This Agreement is for a:

Fixed Lease. This lease shall commence on \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and end on \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ ("Lease Term"), unless otherwise terminated. Upon the end of the Lease Term, the Tenant shall vacate the Property and deliver the same to the Landlord.

Month-to-Month Lease. This lease is on a month-to-month arrangement and shall commence on \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and ending upon \_\_\_\_ days' notice of either party.

RENT. \$ \_\_\_\_\_ per month is due on the \_\_\_\_ of each month. Payment method: \_\_\_\_\_.

LAST MONTH'S RENT. \$ \_\_\_\_\_ is due at the signing of this Agreement.

LATE RENT. If Rent is not paid within \_\_\_\_ days of the Due Date, the Rent shall be considered past due and a late fee of  \$ \_\_\_\_\_ or  \_\_\_\_ % of the Rent past due shall be applied for every  day Rent is late or  occurrence Rent is late.

SECURITY DEPOSIT. \$ \_\_\_\_\_ as Security Deposit shall be provided upon the execution of this Agreement. The Landlord may deduct the following from the security deposit: unpaid rent, late fees, unpaid utilities, repairs beyond normal wear and tear, early termination fee, and cleaning fee.

CONDITION. The Tenant stipulates that the Property has been examined and is in good condition.

RIGHT OF ENTRY. The Landlord shall have the right to enter the Property during normal working hours by providing at least \_\_\_\_ hours' notice in order for inspection, to make necessary repairs, alterations or improvements, to supply services as agreed upon or for any other reasonable purpose.

UTILITIES. The Landlord shall provide the following utilities and services to the Tenant(s): \_\_\_\_\_ . Any other utilities or services not mentioned above will be the responsibility of the Tenant(s).

OTHER TERMS. \_\_\_\_\_

Landlord's Signature \_\_\_\_\_ Date \_\_\_\_\_

Tenant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Tenant's Signature \_\_\_\_\_ Date \_\_\_\_\_