

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 _____