

Residential Lease Agreement

A comprehensive residential lease template covering rent, security deposit, maintenance obligations, entry rights, and termination — ready to customize for any state.

Property & Parties

LANDLORD INFORMATION

Full Legal Name

Mailing Address

Phone Number

Email Address

TENANT INFORMATION

Tenant 1 Full Legal Name

Tenant 2 Full Legal Name (if applicable)

Phone Number

Email Address

RENTAL PROPERTY

Property Address (Street, City, State, ZIP)

Unit #

Property Type

Bedrooms

Bathrooms

Lease Start Date

Lease End Date

Monthly Rent (\$)

Security Deposit (\$)

Rent Due Date (day of month)

Late Fee After (days)

Standard Terms and Conditions

SECTION 1 — RENT

Rent Payment

Tenant agrees to pay Landlord the monthly rent of \$ _____ on or before the _____ day of each month. Rent shall be paid by: ☐ Check ☐ ACH/Bank Transfer ☐ Online Portal ☐ Other: _____. A late fee of \$ _____ shall apply if rent is not received within _____ days of the due date. Returned check fee: \$ _____.

SECTION 2 — SECURITY DEPOSIT

Deposit Terms

Tenant shall deposit \$ _____ as a security deposit prior to occupancy. The deposit shall be held in a separate account and returned within _____ days of lease termination, less deductions for unpaid rent, cleaning costs, or damage beyond normal wear and tear. Landlord shall provide an itemized written statement of any deductions.

SECTION 3 — UTILITIES

Utility Responsibility

The following utilities are the responsibility of:

- ☐ Tenant ☐ Landlord — Electric
- ☐ Tenant ☐ Landlord — Gas
- ☐ Tenant ☐ Landlord — Water/Sewer
- ☐ Tenant ☐ Landlord — Trash
- ☐ Tenant ☐ Landlord — Internet
- ☐ Tenant ☐ Landlord — Cable

SECTION 4 — OCCUPANCY & USE

Permitted Use and Occupants

The premises shall be used as a private residence only by the named Tenant(s) and the following approved occupants: _____. No other persons may reside in the premises without Landlord's prior written consent. Tenant shall not use the premises for any commercial, unlawful, or hazardous purposes.

SECTION 5 — PETS

Pet Policy

☐ No pets permitted. ☐ Pets permitted with prior written approval. Approved pets: _____. Pet deposit: \$ _____. Monthly pet rent: \$ _____.

SECTION 6 — MAINTENANCE & REPAIRS

Obligations

Landlord responsibilities: Maintaining the premises in habitable condition; structural repairs; heating, plumbing, and electrical systems; common areas (if applicable).

Tenant responsibilities: Keeping premises clean and sanitary; promptly reporting damage or needed repairs; replacing light bulbs and batteries; not causing damage beyond normal wear and tear. Tenant shall be responsible for damages caused by Tenant's negligence. Routine maintenance requests shall be submitted to: _____.

SECTION 7 — ENTRY BY LANDLORD

Right of Entry

Landlord shall provide at least _____ hours' written notice before entering the premises except in cases of emergency. Landlord may enter for: inspections, repairs, showing the unit to prospective tenants or buyers, or other lawful purposes.

SECTION 8 — SUBLETTING & ASSIGNMENT

Subletting

Tenant shall not sublet the premises or assign this Lease without Landlord's prior written consent. Unauthorized subletting shall be grounds for immediate termination.

SECTION 9 — ALTERATIONS

Modifications to the Property

Tenant shall not make any alterations, additions, or improvements to the premises without Landlord's prior written consent. Approved alterations shall become property of Landlord unless Landlord requires restoration to original condition at Tenant's expense.

SECTION 10 — TERMINATION & RENEWAL

Lease End

At the end of the lease term, this Lease shall: ☐ Automatically convert to month-to-month tenancy ☐ Terminate. Month-to-month termination requires _____ days' written notice by either party. Early termination by Tenant requires _____ days' notice and an early termination fee of \$ _____.

SECTION 11 — GOVERNING LAW

Applicable Law

This Lease shall be governed by the laws of the State of _____. Any disputes shall be resolved in the courts of _____ County, _____. If any provision of this Lease is found invalid, the remaining provisions shall remain in full force and effect.

SECTION 12 — ADDITIONAL TERMS

Add any community-specific rules, parking terms, storage provisions, or other conditions here...

Signatures

By signing, both parties acknowledge they have read, understood, and agree to all terms of this Lease Agreement.

LANDLORD

TENANT(S)

Signature

Printed Name

Date

Signature (Tenant 1)

Printed Name

Date

TENANT 2 (IF APPLICABLE)

Signature

Printed Name

Date

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