

# OHIO RESIDENTIAL LEASE AGREEMENT

Location: \_\_\_\_\_ Lease Term: \_\_\_\_\_

## PARTIES:

Landlord Name: \_\_\_\_\_

Landlord Address: \_\_\_\_\_

Tenant Name: \_\_\_\_\_

Tenant Address: \_\_\_\_\_

## PROPERTY:

Address/Description: \_\_\_\_\_

## LEASE TERM:

Commencement Date: \_\_\_\_\_ Duration: \_\_\_\_\_

## RENT AND PAYMENT TERMS:

Monthly Rent Amount: \_\_\_\_\_ USD

Payment Due Date Each Month: \_\_\_\_\_

Security Deposit Amount: \_\_\_\_\_ USD

## OCCUPANTS AND USE:

Authorized Occupants: \_\_\_\_\_

Permitted Use of Premises: \_\_\_\_\_

## MAINTENANCE AND REPAIRS:

~~Tenant Responsibility~~ Tenant shall keep the premises clean and sanitary and promptly notify Landlord of any damage or needed repairs. Tenant shall be responsible for damages caused by Tenant's negligence or misuse.

~~Landlord Responsibility~~ Landlord shall keep the premises in compliance with applicable housing and health codes and perform necessary repairs promptly.

## UTILITIES:

Utilities Paid By Tenant: \_\_\_\_\_

Utilities Paid By Landlord: \_\_\_\_\_

## RULES AND REGULATIONS:

Tenant agrees to comply with all applicable laws, rules, and regulations governing the premises and any community or homeowners' association rules if applicable. No illegal activities shall be conducted on the premises.

## ENTRY BY LANDLORD:

Landlord may enter the premises during reasonable hours for inspection, repairs, or showing the property with prior notice as required by Ohio law.

**TERMINATION:**

Either party may terminate this lease in accordance with Ohio law, providing required notice. Tenant shall surrender possession at lease end in good condition except for ordinary wear and tear.

**DEFAULT AND REMEDIES:**

If Tenant fails to pay rent or breaches any term of this agreement, Landlord may pursue all remedies available under Ohio law, including eviction. Tenant may cure defaults within applicable timeframes unless otherwise stated.

**NOTICES:**

All notices required or permitted under this Agreement shall be in writing and delivered personally, by certified mail, or by other means permitted under Ohio law to the addresses set forth above or as updated in writing.

**GOVERNING LAW:**

This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio without regard to conflict of laws principles.

**ENTIRE AGREEMENT:**

This Agreement, including any attached addenda or disclosures, constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral.

**SEVERABILITY:**

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

**MODIFICATION:**

Any modifications to this Agreement must be in writing and signed by both parties to be effective.

**SIGNATURES:**

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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