

RESIDENTIAL RENTERS AGREEMENT CONTRACT

Location: _____ Date: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Address: _____

Phone/Email: _____

Property Information:

Property Address: _____

Type of Property (e.g., Apartment, House): _____

Furnishings Included: _____

Lease Term and Rent:

Lease Term (e.g., Month-to-Month or Fixed Term): _____

Monthly Rent Amount: _____ USD

Security Deposit Amount: _____ USD

Rent Due Date Each Month: _____

Clause 1 – Parties

This Residential Renters Agreement Contract (“Agreement”) is entered into by and between the Landlord and the Tenant named above. Landlord hereby leases to Tenant, and Tenant hereby rents from Landlord, the Property described herein subject to the terms and conditions set forth herein.

Clause 2 – Lease Term

The Lease Term shall commence on the date agreed upon by both parties and continue for the duration specified in this Agreement, unless terminated earlier as provided herein. Tenancy at will or month-to-month tenancy shall be governed by applicable state laws.

Clause 3 – Rent

Tenant agrees to pay Landlord the Monthly Rent Amount specified above, payable in advance on or before the Rent Due Date each month. Rent payments shall be made to the Landlord or at such other place as Landlord designates in writing.

Clause 4 – Security Deposit

Tenant shall pay the Security Deposit specified above to Landlord upon execution of this Agreement. The Security Deposit shall secure Tenant’s performance and may be applied to damages, unpaid rent, or other charges upon termination of tenancy, subject to applicable law.

Clause 5 – Use of Property

The Property shall be used solely as a personal residence by Tenant and Tenant's immediate family. Tenant shall comply with all applicable laws, ordinances, and regulations and shall not use the Property for any unlawful purpose.

Clause 6 – Maintenance and Repairs

Tenant shall keep the Property clean and in good condition and shall promptly notify Landlord of any damage or necessary repairs. Landlord shall be responsible for repairs not caused by Tenant's negligence. Tenant shall not make alterations without Landlord's written consent.

Clause 7 – Utilities

Tenant shall be responsible for payment of utilities as agreed herein or otherwise, including but not limited to electricity, gas, water, sewer, trash removal, and telephone services, unless otherwise specified.

Clause 8 – Entry by Landlord

Landlord may enter the Property upon reasonable notice for inspections, repairs, or showings, except in emergencies where no notice is required. Entry shall be at reasonable times and in compliance with applicable laws.

Clause 9 – Pets

Pets shall not be allowed on the Property without Landlord's prior written consent. Any such consent may be conditioned on additional deposits or fees, and Tenant remains fully responsible for any damage or injury caused by pets.

Clause 10 – Subleasing and Assignment

Tenant shall not sublease or assign this Agreement or any interest therein without Landlord's prior written consent, which shall not be unreasonably withheld.

Clause 11 – Default and Remedies

If Tenant breaches any term of this Agreement, Landlord may provide written notice of default and Tenant shall have the time period required by law to cure. Failure to cure may result in termination of tenancy and pursuit of all remedies available at law or equity.

Clause 12 – Holdover Tenancy

If Tenant remains in possession after expiration or termination of this Agreement without Landlord's consent, Tenant shall be deemed a tenant at sufferance and subject to applicable holdover provisions.

Clause 13 – Liability and Indemnity

Tenant assumes all risk of injury or damage to persons or property within the Property except as caused by Landlord's negligence. Tenant shall indemnify and hold Landlord harmless from any claims arising from Tenant's use of the Property.

Clause 14 – Smoke Detectors and Safety

Landlord shall provide operational smoke detectors and other legally required safety devices. Tenant shall maintain these devices and promptly report any malfunctions.

Clause 15 – Governing Law and Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of _____. The parties consent to the exclusive jurisdiction and venue of courts located in _____ County, _____ for any disputes arising hereunder.

Clause 16 – Entire Agreement

This Agreement contains the entire understanding between the parties and supersedes all prior agreements or understandings. Any amendments must be in writing and signed by both parties.

Clause 17 – Severability

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

Clause 18 – Notices

Any notices required or permitted under this Agreement shall be in writing and delivered personally, by certified mail, or by nationally recognized overnight courier to the addresses set forth herein or any updated address provided in writing.

Clause 19 – Waiver

No waiver of any breach or default shall be deemed a waiver of any subsequent breach or default.

Clause 20 – Signatures and Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which constitute one and the same instrument. Signatures delivered electronically or by PDF shall be deemed originals.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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