

RESIDENTIAL TENANT-LANDLORD AGREEMENT

Premises Address: _____ Lease Term: _____

Landlord Information:

Full Name: _____

Mailing Address: _____

Phone/Email: _____

Tenant Information:

Full Name(s): _____

Current Address: _____

Phone/Email: _____

Lease Details:

Monthly Rent Amount: _____ USD

Security Deposit Amount: _____ USD

Payment Due Date Each Month: _____

Late Fee Policy: _____

Use of Premises and Occupants:

The Premises shall be occupied only by the Tenant(s) listed above and used solely for residential purposes. No commercial activity or illegal use is permitted. Tenant agrees not to sublet or assign this Lease without prior written consent of Landlord.

Maintenance and Repairs:

Tenant shall keep the Premises clean and in good condition and promptly notify Landlord of any needed repairs. Landlord shall maintain the Premises in compliance with applicable housing and health codes. Tenant shall be responsible for damages caused by Tenant's negligence or misuse.

Utilities and Services:

Tenant shall be responsible for payment of all utilities and services except those explicitly paid by Landlord as follows:

_____.

Entry by Landlord:

Landlord or Landlord's agents may enter the Premises in case of emergency without prior notice. For non-emergency access, Landlord shall provide Tenant with reasonable advance notice, typically 24 hours, and enter only during reasonable hours.

Termination and Renewal:

This Lease shall terminate at the end of the Lease Term unless renewed in writing by both parties. Tenant shall vacate and return possession of the Premises in good condition, reasonable wear and tear excepted. Early termination by Tenant may require payment of rent for the remainder of the Lease Term, subject to applicable law.

Default and Remedies:

If Tenant fails to pay rent or breaches any term of this Lease, Landlord may pursue all remedies provided by law, including termination of tenancy, eviction, and recovery of damages and costs. Tenant waives any right to a jury trial to the maximum extent permitted by law. Any late fees shall be reasonable and conform to applicable law.

Disclosures and Compliance:

Landlord certifies that the Premises complies with all local building and safety codes. Tenant has received any required disclosures, including but not limited to information about lead-based paint hazards, if applicable. This Lease complies with all federal, state, and local housing laws including fair housing and anti-discrimination statutes.

Governing Law and Venue:

This Lease shall be governed by the laws of the State of _____. Any legal action arising from this Lease shall be brought exclusively in the courts located in _____ County, _____.

Entire Agreement and Amendments:

This Lease, including any addenda or attachments signed by the parties, constitutes the entire agreement between Landlord and Tenant and supersedes all prior negotiations and agreements. Any modifications must be in writing and signed by both parties.

Miscellaneous Provisions:

If any provision of this Lease is found invalid or unenforceable, the remaining provisions shall remain in full force and effect. Headings are for convenience only and do not affect interpretation.

Signatures:

Landlord Signature: _____

Tenant Signature: _____

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

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