

LEASE AGREEMENT WITH UTILITIES INCLUDED

Location: _____ Date: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Address (Premises leased): _____

Phone/Email: _____

Lease Terms:

Lease Term: _____

Monthly Rent: _____ USD

Security Deposit: _____ USD

Utilities and Services Included:

The monthly rent includes payment for the following utilities and services: water, sewer, garbage collection, electricity, gas, internet, and basic cable television. Tenant is responsible for any other services or utilities not expressly included herein unless otherwise agreed in writing.

1. Premises

Landlord leases to Tenant and Tenant leases from Landlord the residential premises described above, including any fixtures and appurtenances thereto, subject to the terms and conditions of this Agreement.

2. Lease Term

The Lease Term shall commence on the date agreed by both parties and shall continue on a month-to-month basis unless terminated earlier as provided herein.

3. Rent

Tenant shall pay to Landlord the Monthly Rent in the amount specified above, payable in advance on the first day of each month at Landlord's address or other designated place.

4. Security Deposit

Tenant shall deposit the Security Deposit with Landlord upon execution of this Agreement as security for Tenant's performance of all obligations hereunder. The Security Deposit shall be refundable in accordance with applicable law and subject to deductions for damages, unpaid rent, or other breaches of this Agreement.

5. Use and Occupancy

The Premises shall be used and occupied solely as a private residence by Tenant and Tenant's immediate family, not to exceed the maximum occupancy permitted by law. No illegal activities shall be conducted on the Premises.

6. Utilities and Services

As specified above, Landlord shall pay for the included utilities and services. Tenant shall be responsible for any additional utilities or services not included and shall maintain such accounts in Tenant's name where applicable.

7. Maintenance and Repairs

Tenant shall keep the Premises clean and in good order and shall promptly notify Landlord of any damage or necessary repairs. Landlord shall be responsible for repairs not caused by Tenant's negligence and for maintaining the Premises in compliance with applicable housing codes.

8. Alterations and Improvements

Tenant shall not make any alterations, additions, or improvements to the Premises without prior written consent of Landlord.

9. Access

Landlord or Landlord's agents may enter the Premises during reasonable hours to inspect, make repairs, or show the Premises to prospective tenants or purchasers, with prior notice to Tenant as required by law.

10. Pets

No pets shall be allowed on the Premises without the prior written consent of Landlord. Any such consent may be conditioned on additional security deposit or pet rent.

11. Rules and Regulations

Tenant shall comply with all reasonable rules and regulations established by Landlord for the safety, care, and cleanliness of the Premises and surrounding property.

12. Default

If Tenant fails to pay rent when due, breaches any term of this Agreement, or violates any law or regulation related to the Premises, Landlord may exercise all rights and remedies under applicable law, including termination of tenancy.

13. Termination

Either party may terminate this Agreement by providing written notice as required by applicable law. Tenant shall vacate the premises and return possession to Landlord upon termination.

14. Indemnification

Tenant shall indemnify and hold Landlord harmless from any liability, loss, or damage arising from Tenant's use or occupancy of the Premises, except to the extent caused by Landlord's negligence or willful misconduct.

15. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State in which the Premises are located.

16. Entire Agreement

This Agreement, including any attachments or addenda, constitutes the entire agreement between the parties and supersedes all prior understandings and agreements.

17. Amendments

No amendment or modification to this Agreement shall be valid unless in writing and signed by both parties.

18. Severability

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

and effect.

19. Notices

All notices required or permitted under this Agreement shall be in writing and shall be deemed given when delivered personally, sent by certified mail, or by other legally recognized means.

20. Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

Original source of this document:

<https://agreementdocs-us.com/lease-agreement-with-utilities-included/>

Did you find this template helpful?

Find more updated templates at:

<https://agreementdocs-us.com/>

[View more templates](#)

This template is intended exclusively for personal, non-commercial use.
If distributed or published, the source must be mentioned.

This template is provided for guidance only and does not constitute legal advice.
It is recommended to consult a legal professional for each specific case.