

LONG TERM LEASE AGREEMENT

Location: _____ Effective Date: _____

Parties:

Lessor (Owner): _____

Lessee (Tenant): _____

Property Description:

Address/Location: _____

Type of Property: _____

Lease Term:

Commencement Date: _____ Duration (in months): _____

Rent and Payment Terms:

Monthly Rent Amount: _____ USD

Payment Due Date Each Month: _____

Security Deposit Amount: _____ USD

Use of Property:

Lessee shall use the Property solely for lawful residential purposes and shall comply with all applicable laws, ordinances, regulations, and restrictions. No commercial activities or unlawful acts shall be conducted on the Property.

Maintenance and Repairs:

Lessor shall maintain the Property in habitable condition and shall be responsible for major repairs. Lessee shall keep the Property clean and in good order and immediately notify Lessor of any damage or needed repairs. Lessee shall be responsible for damage caused by negligence or misuse.

Utilities and Services:

Lessee shall be responsible for payment of all utilities and services supplied to the Property unless otherwise agreed. Lessor shall ensure that essential services are available at the commencement of the lease.

Alterations and Improvements:

Lessee shall not make any alterations, improvements, or additions to the Property without prior written consent from Lessor. Any approved modifications shall comply with applicable laws and codes.

Entry and Inspection:

Lessor or authorized agents may enter the Property upon reasonable notice to inspect, make repairs, or show the

Property to prospective tenants or purchasers. In emergencies, entry may be immediate without notice.

Assignment and Subletting:

Lessee shall not assign this Agreement or sublet the Property, or any part thereof, without prior written consent of Lessor, which shall not be unreasonably withheld.

Default and Remedies:

If Lessee fails to pay rent or breaches any term of this Agreement, Lessor may provide written notice specifying the default and time to cure. Failure to cure may result in termination of the lease and lawful eviction. Lessor may pursue all remedies available under law.

Indemnification and Liability:

Lessee agrees to indemnify and hold harmless Lessor from any claims, damages, or liability arising from Lessee's use of the Property, except to the extent caused by Lessor's negligence or willful misconduct.

Governing Law and Venue:

This Agreement shall be governed by and construed in accordance with the laws of the State of _____. Any disputes arising hereunder shall be resolved exclusively in the state or federal courts located in _____ County, _____.

Entire Agreement and Amendments:

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations or agreements. Any amendments or modifications must be in writing and signed by both parties.

Waiver and Severability:

Failure by either party to enforce any provision shall not be deemed a waiver. If any provision is held invalid, the remaining provisions shall remain in full force and effect.

Notices:

All notices required or permitted under this Agreement shall be in writing and delivered by hand, certified mail, nationally recognized overnight courier, or electronic means with confirmation, to the addresses set forth herein or as updated by written notice.

Signatures:

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the Effective Date.

LESSOR SIGNATURE

LESSEE SIGNATURE

Signature: _____

Signature: _____

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