

MULTIPLE TENANT LEASE AGREEMENT

Premises Address: _____ Lease Commencement Date: _____

Landlord Information:

Full Name / Entity: _____

Address: _____

Phone/Email: _____

Tenant #1 Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Tenant #2 Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Lease Term and Rent:

Lease Term (months): _____ Monthly Rent (USD): _____

Security Deposit (USD): _____

Utilities and Services:

Utilities Paid by Landlord: _____

Utilities Paid by Tenants: _____

Use of Premises and Occupancy:

The Premises shall be used solely for residential purposes by the named Tenants. No other persons may occupy the Premises without prior written consent of the Landlord. Tenants shall comply with all laws, ordinances, and regulations applicable to the Premises.

Rent Payment:

Rent is due monthly in advance on the first day of each month at the Landlord's address or another designated place. Late payments will incur a late fee of 5% of the monthly rent if not paid within 5 days after due date. All payments shall be made in lawful money of the United States of America.

Security Deposit:

Tenants shall pay the Security Deposit specified above prior to occupancy. Landlord may use the Security Deposit to cover unpaid rent, damages beyond normal wear and tear, and other breaches of this Agreement. Any remaining deposit shall be returned to Tenants within 30 days after Lease termination, with an itemized statement of deductions.

Maintenance and Repairs:

Tenants shall keep the Premises clean and in good condition. Tenants must promptly notify Landlord of any needed repairs. Landlord shall maintain the Premises in compliance with applicable housing and safety codes. Tenants shall not make alterations without Landlord's written consent.

Entry by Landlord:

Landlord may enter the Premises upon reasonable notice at reasonable times to inspect, make repairs, or show the Premises to prospective tenants or purchasers. In emergencies, Landlord may enter without prior notice as permitted by law.

Tenant Obligations and Conduct:

Tenants shall not engage in illegal activities on the Premises. Tenants shall not cause or permit nuisance, disturbances, or damage. Tenants are responsible for the conduct of their guests. Tenants shall comply with all HOA or community rules applicable to the Premises.

Subletting and Assignment:

Tenants shall not sublet or assign this Lease or Premises without prior written consent of Landlord, which shall not be unreasonably withheld.

Termination and Holdover:

Upon termination, Tenants shall vacate the Premises and return all keys. Holding over without Landlord's consent shall constitute a tenancy at sufferance subject to applicable remedies.

Default and Remedies:

If Tenant breaches any term of this Lease, Landlord may pursue all remedies available under law, including termination, eviction, and recovery of damages. No waiver of any breach shall constitute a waiver of subsequent breaches.

Governing Law and Venue:

This Lease shall be governed by the laws of the State of _____. Any disputes shall be litigated exclusively in the courts located in _____ County, _____.

Entire Agreement; Amendments:

This Lease represents the entire agreement between the parties and supersedes all prior agreements or understandings. Amendments must be in writing signed by all parties.

Severability:

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

Notices:

All notices shall be in writing and deemed given when delivered personally, sent by certified mail return receipt requested, nationally recognized overnight courier, or by electronic means with confirmation.

LANDLORD SIGNATURE

TENANT #1 SIGNATURE

TENANT #2 SIGNATURE

Signature: _____ Signature: _____ Signature: _____

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