

# NEVADA RESIDENTIAL LEASE AGREEMENT

Premises Address: \_\_\_\_\_ Lease Term Start: \_\_\_\_\_

## Parties:

Landlord Name: \_\_\_\_\_

Landlord Address: \_\_\_\_\_

Tenant Name(s): \_\_\_\_\_

Tenant Address: \_\_\_\_\_

## Lease Term:

Commencement Date: \_\_\_\_\_ Termination Date: \_\_\_\_\_

## Rent and Payments:

Monthly Rent: \_\_\_\_\_ USD

Due Date Each Month: \_\_\_\_\_

Security Deposit Amount: \_\_\_\_\_ USD

### 1. Lease of Premises

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the Residential Premises described above, together with all appurtenances, on the terms and conditions contained in this Agreement.

### 2. Term

The term of this Lease shall commence on the Commencement Date specified above and shall terminate on the Termination Date specified above, unless extended or terminated earlier in accordance with this Agreement.

### 3. Rent

Tenant agrees to pay Landlord the Monthly Rent specified above, payable in advance on or before the Due Date Each Month at the address specified by Landlord, without demand, setoff, or deduction.

### 4. Security Deposit

Tenant shall deposit with Landlord the Security Deposit Amount specified above upon execution of this Agreement, to be held by Landlord as security for Tenant's faithful performance of the terms herein.

### 5. Use and Occupancy

The Premises shall be used solely for residential purposes by Tenant and Tenant's immediate family, and occupancy shall not exceed the maximum number permitted by applicable law.

### 6. Maintenance and Repairs

Tenant shall keep the Premises clean and sanitary and shall promptly notify Landlord of any damage or needed repairs. Landlord shall maintain the Premises in compliance with applicable health and safety codes.

### 7. Alterations and Improvements

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

## **8. Utilities**

Tenant shall be responsible for payment of all utilities and services supplied to the Premises, except those specifically agreed in writing to be paid by Landlord.

## **9. Rules and Regulations**

Tenant agrees to comply with all reasonable rules and regulations established by Landlord for the safety, care, and cleanliness of the Premises and the building of which it is a part.

## **10. Entry by Landlord**

Landlord or Landlord's agents may enter the Premises at reasonable hours to inspect, make repairs, or show the Premises to prospective tenants or buyers upon reasonable notice as required by Nevada law.

## **11. Subleasing and Assignment**

Tenant shall not assign this Lease or sublet the Premises or any part thereof without Landlord's prior written consent, which shall not be unreasonably withheld.

## **12. Default and Remedies**

If Tenant defaults in payment of rent or any other terms of this Lease, Landlord may pursue all remedies available under Nevada law, including termination of this Lease and eviction.

## **13. Holding Over**

If Tenant remains in possession after the expiration of the Lease term without Landlord's consent, Tenant shall be deemed a tenant at sufferance and subject to legal action.

## **14. Lead-Based Paint Disclosure**

If the Premises were built before 1978, Landlord has provided Tenant with the federally required lead-based paint disclosure form.

## **15. Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the State of Nevada.

## **16. Entire Agreement**

This Lease constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral.

## **17. Amendments**

No amendment or modification of this Lease shall be effective unless in writing and signed by both parties.

## **18. Severability**

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

## **19. Notices**

All notices required or permitted hereunder shall be in writing and delivered personally, by certified mail, or by a nationally recognized overnight courier, to the parties at their addresses specified above or as otherwise designated.

## **20. Signatures; Counterparts**

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

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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