

RESIDENTIAL RENTERS LEASE AGREEMENT

Property 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 (if any): _____

1. Premises

Landlord hereby leases to Tenant and Tenant hereby rents from Landlord the residential premises described above, including any fixtures, appliances, and furnishings provided by Landlord, for the lease term and under the terms set forth in this Agreement.

2. Lease Term

The lease term shall commence on the date mutually agreed upon by the parties and shall continue until the end of the lease term specified above, unless terminated earlier pursuant to this Agreement.

3. Rent

Tenant agrees to pay to Landlord the monthly rent amount specified above, due on or before the payment due date each month, without demand, deduction, or offset. Payment shall be made to Landlord at the address specified or as otherwise instructed in writing.

4. Security Deposit

Tenant shall deposit with Landlord the security deposit amount specified above, to be held as security for the full and faithful performance of Tenant's obligations under this Agreement. The security deposit shall be returned to Tenant within the timeframe required by applicable law, less any lawful deductions.

5. Use of Premises

The premises shall be used exclusively as a private residence by Tenant and members of Tenant's household. Tenant shall not engage in any illegal activities on the premises and shall comply with all applicable laws, ordinances, and rules.

6. Maintenance and Repairs

Tenant shall keep the premises clean and in a sanitary condition and shall promptly notify Landlord of any damage, defect, or need for repair. Landlord shall maintain the premises in a habitable condition and shall repair or remedy defects promptly.

7. Utilities

Tenant shall be responsible for payment of all utilities and services unless otherwise agreed in writing. Landlord shall not be liable for any interruption or failure of utilities not caused by Landlord's negligence.

8. Alterations

Tenant shall not make any alterations, additions, or improvements to the premises without Landlord's prior written consent. Any unauthorized alterations may be removed at Tenant's expense.

9. Entry by Landlord

Landlord may enter the premises upon reasonable notice to Tenant to inspect, make repairs, or show the premises to prospective tenants or buyers, except in cases of emergency where no notice is required.

10. Rules and Regulations

Tenant agrees to comply with any reasonable rules and regulations promulgated by Landlord for the safety, care, and cleanliness of the premises and for the preservation of good order.

11. Assignment and Subletting

Tenant shall not assign this Agreement or sublet any portion of the premises without Landlord's prior written consent, which shall not be unreasonably withheld.

12. Pets

No pets shall be kept on the premises without Landlord's prior written consent. Any permitted pets shall comply with all applicable rules, laws, and ordinances.

13. Default

If Tenant fails to pay rent when due or otherwise breaches any term of this Agreement, Landlord may give Tenant written notice specifying the breach and the time to cure. Failure to cure may result in termination of this Agreement and eviction proceedings.

14. Termination

Upon expiration or lawful termination of this Agreement, Tenant shall vacate the premises, remove all personal property, and return all keys to Landlord. Tenant shall leave the premises in clean and good condition, reasonable wear and tear excepted.

15. Holdover

If Tenant remains in possession after the lease term without Landlord's consent, Tenant shall be deemed a holdover tenant and shall be liable for rent at a rate of 150% of the monthly rent, or as otherwise permitted by law.

16. Indemnification

Tenant shall indemnify and hold Landlord harmless from any claims, damages, or liabilities arising from Tenant's use or occupancy of the premises, except those resulting from Landlord's negligence or willful misconduct.

17. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State in which the premises are located, without regard to its conflict of laws principles.

18. Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior understandings, oral or written. Any amendments must be in writing and signed by both parties.

19. Notices

All notices required or permitted under this Agreement shall be in writing and shall be deemed delivered when delivered by hand, nationally recognized overnight courier, certified mail return receipt requested, or by electronic means capable of confirming transmission and receipt, to the parties' addresses set forth herein or as updated by notice.

20. Severability

If any part of this Agreement is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

21. Signatures; Counterparts

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

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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