

RESIDENTIAL LEASE AGREEMENT - TEXAS

Premises Address: _____ Lease Start Date: _____

Landlord Information:

Full Name: _____

Mailing Address: _____

Phone/Email: _____

Tenant Information:

Full Name(s): _____

Current Address: _____

Phone/Email: _____

Term and Rent:

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

Payment Due Date Each Month: _____

Security Deposit and Fees:

Security Deposit Amount: _____ USD

Late Rent Fee: _____

Returned Check Fee: _____

Utilities and Services:

Utilities Paid by Tenant: _____

Utilities Paid by Landlord: _____

Use of Premises:

The Premises shall be used solely as a private residence by Tenant(s) listed herein and shall not be used for any commercial, business, or unlawful purposes. Tenant shall comply with all laws, regulations, and community rules. No pets or additional occupants are allowed without Landlord's prior written consent.

Maintenance and Repairs:

Tenant shall keep the Premises clean and in good condition. Tenant shall notify Landlord promptly of any needed repairs. Landlord shall be responsible for repairs not caused by Tenant's negligence. Tenant shall not make alterations without Landlord's consent.

Entry by Landlord:

Landlord or Landlord's agents may enter the Premises during reasonable hours for inspection, repairs, or to show the Premises to prospective tenants or buyers, following Texas law regarding notice requirements.

Termination and Renewal:

This Lease shall terminate at the end of the Lease Term unless renewed in writing. Tenant shall vacate the Premises at termination and return keys. Early termination may result in penalties as provided by law. Renewal terms, if any, shall be agreed in writing.

Default and Remedies:

Failure by Tenant to pay rent or perform obligations constitutes default. Landlord may seek remedies including termination and eviction as allowed by Texas law. Tenant may be liable for damages, court costs, and attorney's fees.

Disclosures and Notices:

Landlord discloses any known lead-based paint hazards if applicable. All notices must be in writing and delivered as required by Texas law.

Governing Law and Venue:

This Lease shall be governed by and construed in accordance with the laws of the State of Texas. Venue for any disputes shall be in the appropriate court in the county where the Premises are located.

Miscellaneous Provisions:

This Lease constitutes the entire agreement between parties. Amendments must be in writing and signed. If any provision is held invalid, the remainder shall remain effective. Tenant may not assign or sublet without Landlord's written consent.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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