

TEXAS RESIDENTIAL LEASE AGREEMENT

Premises Address: _____ Lease Term: _____

Landlord Information:

Full Name: _____

Mailing Address: _____

Phone/Email: _____

Tenant Information:

Full Name(s): _____

Mailing Address: _____

Phone/Email: _____

Lease Term and Rent:

Lease Start Date: _____ Lease End Date: _____

Monthly Rent Amount: _____ USD

Due Date Each Month: _____

Security Deposit Amount: _____ USD

Use of Premises:

The Premises shall be used and occupied solely by Tenant(s) listed above as a residential dwelling and for no other purpose without Landlord's prior written consent. Tenant shall comply with all applicable laws and regulations and the terms of this Agreement.

Occupants and Guests:

Only the Tenant(s) listed above and the following individuals (if any) are authorized to reside at the Premises:

_____.

Condition and Maintenance of Premises:

Tenant acknowledges that Tenant has examined the Premises and accepts it in its current condition. Tenant agrees to keep the Premises clean and in good order, to promptly notify Landlord of any damage or needed repairs, and not to make alterations or improvements without Landlord's prior written consent.

Utilities and Services:

Tenant shall be responsible for payment of all utilities and services incurred during the Lease term except those specifically agreed to be paid by Landlord: _____.

Pets:

Pets are not allowed on the Premises without Landlord's prior written consent. If pets are allowed, Tenant shall be responsible for any damage caused by pets and comply with all applicable pet rules.

Entry by Landlord:

Landlord may enter the Premises during reasonable hours to inspect, make repairs, or show the property to prospective tenants or buyers upon giving Tenant at least 24 hours' notice, except in cases of emergency.

Termination and Surrender:

Upon termination or expiration of this Lease, Tenant shall surrender the Premises in good condition, reasonable wear and tear excepted. Tenant shall remove all personal property and return keys to Landlord.

Default and Remedies:

If Tenant fails to pay rent or otherwise breaches this Agreement, Landlord may exercise all rights and remedies under Texas law, including termination of tenancy and recovery of damages. Tenant shall be liable for all reasonable costs and attorney fees incurred by Landlord enforcing this Lease.

Governing Law:

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

Miscellaneous:

This Lease contains the entire agreement between the parties and may not be modified except in writing signed by both parties. If any provision is held invalid, the remaining provisions shall remain in full force and effect.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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