

Residential Lease Agreement

Inkly Sample Template | Not Legal Advice

This Lease Agreement ("Lease") is entered into as of [Effective Date] by and between:

Landlord: [Landlord Name / Company], located at [Address]

Tenant(s): [Tenant Name(s)]

1. Property

Landlord agrees to lease to Tenant the residential property located at:
[Full Property Address, City, State, ZIP] (the "Premises").

2. Lease Term

Start Date: [Start Date]

End Date: [End Date]

This Lease will automatically convert to a month-to-month tenancy at the end of the term unless either party gives [Number] days written notice of non-renewal.

3. Rent

Tenant agrees to pay \$[Monthly Rent] per month, due on the [1st / other] day of each month.

Rent is payable to [Landlord Name] at [Address / Payment Method].

A late fee of \$[Amount] will apply if rent is not received by the [Number] day of the month.

4. Security Deposit

Tenant will pay a security deposit of \$[Amount] upon signing this Lease. The deposit will be held in accordance with applicable state law and returned within [Number] days after move-out, minus any lawful deductions.

5. Utilities and Services

Unless otherwise noted, the following are the responsibility of:

- Tenant: [e.g., electricity, internet, cable]
- Landlord: [e.g., water, trash, gas]

6. Occupants

Only the following individuals may reside at the Premises: [List all approved occupants]. Any additional occupants require Landlord's prior written consent.

7. Pets

[Pets are not permitted without prior written approval. / Pets are permitted subject to a pet deposit of \$ [Amount] and the following conditions: [describe conditions].]

8. Maintenance and Repairs

Tenant agrees to keep the Premises clean and in good condition and to promptly notify Landlord of any needed repairs. Tenant is responsible for minor upkeep such as [replacing light bulbs, maintaining yard, etc.]. Landlord is responsible for major repairs and maintaining the Premises in a habitable condition.

9. Alterations

Tenant may not make any structural alterations, paint, or install fixtures without Landlord's prior written consent.

10. Subletting

Tenant may not sublet or assign any portion of the Premises without Landlord's prior written consent.

11. Entry by Landlord

Landlord may enter the Premises with [24 / 48] hours advance notice for inspections, repairs, or showings, except in the case of emergency.

12. Termination

Either party may terminate this Lease at the end of the term with [Number] days written notice. Early termination by Tenant may result in forfeiture of the security deposit and liability for remaining rent, subject to applicable law.

13. Governing Law

This Lease is governed by the laws of the state of [State].

SIGNATURES

[Landlord Name]

[Tenant Name]

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

IMPORTANT: Residential lease laws vary significantly by state and city, including rules about security deposits, habitability, notice requirements, and tenant rights. This template may not meet the legal requirements in your jurisdiction. We strongly recommend having this document reviewed by a local attorney or property management professional before use.