

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement ("Agreement") is made and entered into as of the _____ day of _____ , 20 _____ , by and between:

Landlord: Name: _____
Address: _____
City/State/Zip: _____
Phone: _____

Tenant: Name: _____
Address: _____
City/State/Zip: _____
Phone: _____

1. PREMISES

The Landlord hereby leases to the Tenant, and the Tenant hereby leases from the Landlord, the residential property located at:

Property Address: _____
City/State/Zip: _____

2. TERM

The term of this lease shall commence on the _____ day of _____

_____, 20 _____, and
shall terminate on the _____ day of
_____, 20 _____,
unless earlier terminated in accordance with this Agreement. The lease term may be extended
only by mutual written agreement of both parties.

3. RENT

Tenant agrees to pay Landlord as rent for the Premises the sum of \$
_____ per month, payable in advance on or before the first
day of each month during the term of this Agreement. Rent shall be payable to:

Payee: _____

Address: _____

Payments shall be made by check, money order, or any other method agreed upon by both parties
in writing.

4. SECURITY DEPOSIT

Tenant shall deposit with Landlord the sum of \$ _____ as
security for the performance of Tenant's obligations under this Agreement. The security deposit
shall be returned to Tenant within _____ days after the
termination of this Agreement, less any amounts deducted for damages or unpaid obligations.
Landlord shall provide an itemized statement of any deductions made from the security deposit.

5. UTILITIES

Tenant shall be responsible for the payment of all utilities and services for the Premises,
including but not limited to electricity, gas, water, sewage, and trash collection. Tenant shall
ensure that all utility accounts are transferred to Tenant's name as of the commencement date of
this Agreement.

6. USE OF PREMISES

The Premises shall be used and occupied by Tenant and Tenant's immediate family, consisting of _____ persons, exclusively as a private single-family dwelling, and no part of the Premises shall be used at any time during the term of this Agreement by Tenant for the purpose of carrying on any business, profession, or trade of any kind. Tenant shall comply with all laws, ordinances, and regulations applicable to the use of the Premises.

7. MAINTENANCE AND REPAIRS

Tenant shall keep and maintain the Premises in good and sanitary condition and repair during the term of this Agreement and any renewal thereof. Tenant shall promptly notify Landlord of any damage, defect, or need for repair. Landlord shall be responsible for repairs to the structural components of the Premises, including the roof, walls, and foundation, unless such repairs are necessitated by Tenant's negligence or misuse.

8. ALTERATIONS

Tenant shall not make any alterations, additions, or improvements to the Premises without the prior written consent of Landlord. Any approved alterations shall become the property of the Landlord upon termination of this Agreement unless otherwise agreed in writing.

9. DEFAULT

If Tenant fails to pay rent when due or otherwise breaches this Agreement, Landlord may terminate this Agreement by giving Tenant written notice of termination. Tenant shall have _____ days to cure any default after receipt of such notice. In the event of a default, Landlord may pursue any remedies available under applicable law, including but not limited to eviction and recovery of damages.

10. TERMINATION

Either party may terminate this Agreement at the end of the lease term by providing written notice to the other party at least _____ days prior to the termination date. In the event of early termination by Tenant, Tenant shall be liable for any rent

due until the end of the lease term or until a new tenant is secured, whichever occurs first.

11. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of _____ . Any legal action or proceeding arising out of or related to this Agreement shall be brought exclusively in the courts of the State of _____ .

12. SEVERABILITY

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

13. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior understandings or agreements, whether written or oral, regarding the subject matter of this Agreement.

14. NOTICES

Any notice required or permitted under this Agreement shall be in writing and shall be deemed sufficiently given if delivered personally or sent by certified mail, return receipt requested, to the addresses specified above. Notices shall be deemed received on the date of delivery if delivered personally, or on the date indicated on the return receipt if sent by certified mail.

15. AMENDMENT

This Agreement may be amended only by a written agreement signed by both parties.

16. INSURANCE

Tenant is advised to obtain renter's insurance to cover personal property and liability. Landlord shall not be liable for any loss or damage to Tenant's personal property.

17. PETS

No pets shall be allowed on the Premises without the prior written consent of Landlord. If pets are permitted, Tenant shall be responsible for any damage caused by the pet and may be required to pay an additional pet deposit.

18. SUBLETTING

Tenant shall not assign this Agreement or sublet any portion of the Premises without the prior written consent of Landlord.

IN WITNESS WHEREOF, the parties have executed this Residential Lease Agreement as of the date first above written.

Landlord Signature: _____

Printed Name: _____

Date: _____

Tenant Signature: _____

Printed Name: _____

Date: _____

Witness Signature: _____

Printed Name: _____

Date: _____

Notary Public (if required):

State of _____

County of _____

Subscribed and sworn to before me this _____ day of

_____, 20 ____.

Notary Signature: _____

Printed Name: _____

My Commission Expires: _____