RESIDENTIAL LEASE AGREEMENT

LANDLORD & TENANT — RENTAL OF A DWELLING

PROPERTY / UNIT

LEASE DATE

This Residential Lease Agreement (the "Lease") is made between the Landlord and the Tenant for the rental of the premises described below, on the terms set out in this Lease.

1 THE PARTIES

LANDLORD

FULL LEGAL NAME / ENTITY

ADDRESS

CITY | STATE | ZIP

PHONE | EMAIL

TENANT

FULL LEGAL NAME / ENTITY

ADDRESS

CITY | STATE | ZIP

PHONE | EMAIL

2 PREMISES

The Landlord leases to the Tenant the residential premises described below, together with the fixtures and any furnishings listed.

PREMISES ADDRESS (INCLUDING UNIT)

BEDROOMS | BATHROOMS | PARKING / STORAGE | FURNISHED? (Y/N)

3 TERM

This Lease runs for the term below. A fixed-term lease ends on its end date; a month-to-month tenancy continues until either party gives the required notice.

Tenancy type:

☐ Fixed term ☐ Month-to-month

LEASE START DATE | LEASE END DATE / N-A

4 RENT

The Tenant will pay rent in the amount and on the day below, at the place or method the Landlord designates. Rent is late if not received within the grace period, and a late fee may apply as permitted by law.

MONTHLY RENT ($)

RENT DUE (DAY OF MONTH)

GRACE PERIOD (DAYS)

LATE FEE ($ / %)

PAYABLE TO / PAYMENT METHOD

5 SECURITY DEPOSIT

The Tenant pays the security deposit below, held and returned as required by state law after deducting for unpaid rent and damage beyond normal wear and tear. An itemized statement is provided within the time the law requires.

SECURITY DEPOSIT ($)

RETURN DEADLINE (STATE LAW)

6 UTILITIES & SERVICES

Responsibility for utilities and services is allocated below; the party shown pays and maintains each account.

UTILITIES PAID BY LANDLORD VS TENANT (ELECTRIC, GAS, WATER, TRASH, INTERNET)

7 USE, OCCUPANCY & PETS

The premises are used only as a private residence for the occupants listed. Subletting requires written consent. Pets are allowed only as stated below.

AUTHORIZED OCCUPANTS

MAX OCCUPANTS

PETS ALLOWED? (Y/N)

PET DEPOSIT / RENT ($)

8 MAINTENANCE & REPAIRS

The Landlord keeps the premises habitable and in compliance with housing codes; the Tenant keeps the premises clean, reports problems promptly, and pays for damage it causes. Access for repairs and inspections requires reasonable advance notice as the law provides.

9 REQUIRED DISCLOSURES

The Landlord makes the disclosures required by law. For most housing built before 1978, federal law requires a lead-based-paint disclosure and the EPA pamphlet.

- [ ] Lead-based paint disclosure provided (pre-1978 housing)
- [ ] Mold / moisture disclosure (if applicable)
- [ ] Other state / local disclosures attached

10 DEFAULT & REMEDIES

If the Tenant fails to pay rent or breaches the Lease, the Landlord may pursue the remedies allowed by law after giving any required notice, including eviction. If the Landlord breaches, the Tenant has the remedies the law provides.

11 GENERAL TERMS

This Agreement is governed by the laws of the state identified below, without regard to its conflict-of-laws rules, and represents the entire agreement between the parties, superseding all prior discussions. It may be amended only by a writing signed by both parties. If any provision is held invalid, the remaining provisions remain in full force. Neither party is liable for delays or failures caused by events beyond its reasonable control (including weather, natural disasters, supply or labor shortages, or governmental action). Notices must be in writing and delivered to the addresses shown above. This Agreement may be signed in counterparts, including electronically.

GOVERNING STATE / JURISDICTION

12 ADDITIONAL TERMS

The parties may record additional agreed terms or special provisions below. Any handwritten addition or alteration should be initialed by all parties.

ADDITIONAL TERMS / SPECIAL PROVISIONS

13 SIGNATURES (all parties)

By signing below, each party acknowledges that they have read and understood this Agreement and agree to be bound by all of its terms as of the Effective Date.

LANDLORD SIGNATURE

PRINT NAME

DATE

TENANT SIGNATURE

PRINT NAME

DATE