

Date of Lease:

RESIDENTIAL LEASE

LANDLORD	TENANT
Name:	Name:
Address:	Address:
Phone:	Phone:

TERMS

Lease Start Date	Lease End Date	Monthly Rent	Security Deposit	Rent Deposit
Utilities Paid By Landlord		Utilities Paid By Tenant		

1. The Landlord agrees to rent to the Tenant and the Tenant agrees to rent from the Landlord the following residence (describe rental property):
2. The terms of this lease will be from the Lease Start Date set forth above, until the Lease End Date set forth above.
3. The rental payments set forth above will be payable by the Tenant to the landlord on the _____ day of each month, beginning on _____, 19_____.
4. The Tenant has paid the Landlord the security deposit set forth above. This security deposit will be held as security for the repair of any damages to the residence by the Tenant. This deposit will be returned to the Tenant within 10 days of the termination of this lease, less any amounts needed to repair the residence.
5. The Tenant has paid the Landlord additional rent set forth above equal to _____ months' rent. This rent deposit will be had as security for the payment of rent by the Tenant. This rent payment deposit will be returned to the Tenant within 10 days of the termination of this lease, less any rent still due upon termination.
6. Tenant agrees to maintain the residence in a clean and sanitary manner and not to make any alterations to the residence without the Landlord's written consent. Tenant also agrees no to conduct any business in the residence. At the termination of this lease, the Tenant agrees to leave the residence in the same condition as when it was received, except for normal wear and tear.
7. Tenant agrees not to sub-let the residence or assign this lease without the landlord's written consent. Tenant agrees to allow the landlord reasonable access to the residence for inspection and repair. Landlord agrees to only enter the residence after notifying the Tenant in advance, except in an emergency.
8. The Tenant has inspected the residence and has found it satisfactory.
9. If the Tenant fails to pay the rent on time or violates any other terms of this lease, the Landlord will have the right to terminate this lease in accordance with state law. The Landlord will also have the right to re-enter the residence and take possessions of it and to take advantage of any other legal remedies available.
10. The following are additional terms of this Lease.
11. The parties agree that this lease is the entire agreement between them. This Lease binds and benefits both the Landlord and Tenant and any successors.

Signature of Landlord

Signature of Tenant