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3
4
RESIDENTIAL LEASE

5 This residential lease constitutes a voluntary rental agreement between the Landlord and Tenant
6 as follows: (Tenant either singular or plural may be referred to in the singular throughout this
7 contract.)

8
9 Premises street address: _____

10
11 Lease beginning date: _____ Lease ending date: _____. This lease DOES NOT
12 automatically renew. Landlord and Tenant must agree in writing if the tenancy is to continue
13 beyond the contracted date.

14
15 Rent: _____

16
17 Rent is due the _____ day of each month during the lease period. Rent MUST be made
18 to the Landlord, be mailed via US Postal Service to the Landlord's address found on this
19 contract, and POSTMARKED by the due date. **Any rent payments postmarked and accepted**
20 **later than the rent due date shall accrue a \$50.00 (fifty dollars and no cents) late fee that**
21 **may be withheld from the Security Deposit.**

22
23 Landlord's name:
24 Landlord's mailing address:
25 Landlord's telephone number:
26 Landlord's email address:
27

28 A Security Deposit in the amount of _____ (equal to one month's rent) shall be paid on
29 the same day this lease is signed. The Security Deposit shall be returned to the Tenant within 30
30 days of Tenant returning all keys to the Landlord's mailing address, Tenant providing Landlord
31 proof of utilities being paid in full, and premises are vacated in the same condition as initially
32 leased with the understanding of normal wear and tear. The return of the Security Deposit shall
33 be mailed to the following address:
34
35 _____
36 _____

37 Rules and obligations:
38

39 Landlord right to enter: The Landlord reserves the right to enter at reasonable times providing a
40 24 hour notice for the purpose of inspection and repairs. The Landlord may enter without notice
41 when the Landlord believes a health or safety emergency exists or if the Landlord believes that
42 entry is necessary to protect the premises from damage.
43

44 Abandonment: If the Tenant removes from the premises prior to the last day of the rental term
45 the Tenant shall be liable for all rents due under the lease.
46

47 Property sale: Upon transfer of property ownership, Landlord's obligations under this agreement
48 are expressly released and Tenant agrees that the new owner will be solely responsible for all
49 Landlords' obligations.

50
51 Insurance: Tenant agrees and understands that if he/she/they wish the contents of the rental to be
52 insured, the Tenant will provide his/her/their own insurance. Insurance for the contents of the
53 building WILL NOT be provided by the Landlord.

54
55 Tenant acknowledges and certifies he/she/they are greater than 18 years of age and/or are legally
56 able to contract.

57
58 **NO SMOKING IS ALLOWED WITHIN THE BUILDING.**

59
60 Pets (are/are not) permitted. (strike one)

61 Fill in type of pet. _____

62
63 If pets are permitted A NON-REFUNDABLE Pet Deposit in the amount of
64 \$_____ shall be paid on the same day this lease is signed.

65
66 Tenant certifies that only the name(s) on this contract, and his/her/their immediate family, will be
67 residing within the residence. A maximum of one person per bedroom, family member or
68 Tenant, is permitted.

69
70 The Tenant may not assign or sublet this agreement or any portion of the premises without
71 express written consent of the Landlord.

72
73 Tenant agrees NOT to permit any guests or invitees to reside in the premises, for a period greater
74 than 7 (seven) days, without prior consent of the Landlord. Additional persons residing within
75 the premises must be added to the lease and approved by the Landlord.

76
77 Lease is for building only. Rights to yard space are reserved by the Landlord. Parking is allowed
78 ONLY in the designated parking areas. Absolutely NO parking will be allowed in the yards by
79 the Tenant vehicles or by vehicles under the Tenant's control. Landlord will have such vehicles
80 towed.

81
82 Tenant agrees to be responsible for ALL acts of negligence or breaches of this agreement by the
83 Tenant and the Tenant's guests or invitees, and to be liable for any resulting injury or property
84 damage.

85
86 Tenant has checked the smoke detector and found it in working order. If the premises are
87 damaged by any fire or other disaster to the degree that makes them untenable, the Tenant may
88 move out and not be liable for the remainder of the lease.

89
90 Tenant MAY NOT, without written consent from the Landlord, paint, drive nails, tacks, and/or
91 screws to the walls, ceiling, or woodwork; or, attach or affix anything to the exterior of the
92 premises. Tenant will not dispose of tampons or other objects in the toilets. If a plumber is

93 required to unstop a toilet and it is determined that a foreign object was the cause of the clog, the
94 plumber's charge will be deducted from the Security Deposit.

95
96 Tenant agrees to use the premises for only lawful purposes and to obey all lawful orders, rules,
97 and regulations. Any unlawful use will be considered a breach of contract and subject the Tenant
98 to eviction.

99
100 Tenant agrees not to make excessive noise or engage in activities which unduly disturb neighbors
101 or other Tenant.

102
103 Tenant agrees that all Tenants are jointly and severally liable for the entire rent amount and for
104 the full amount of all moneys owed under this agreement.

105
106 Failure to abide by all rules set out in this lease constitutes breach and Tenant may be evicted. If
107 evicted, Tenant is still responsible for the remainder of all lease payments. Failure to pay may
108 injure Tenant's credit history and result in a monetary court judgment.

109
110 Tenant's name: _____

111 Tenant's Social Security number: _____ Phone: _____

112 Tenant's email address: _____

113 Tenant's permanent address: _____

114 Tenant's signature: _____ Date: _____

115

116 Tenant's Name: _____

117 Tenant's Social Security number: _____ Phone: _____

118 Tenant's email address: _____

119 Tenant's permanent address: _____

120 Tenant's signature: _____ Date: _____

121

122 Landlord,

123 Landlord's Signature: _____ Date: _____

124

125 Landlord,

126 Landlord's Signature: _____ Date: _____