

# Arkansas Residential Lease Agreement

## I. Property

This residential lease agreement ("lease") mutually agreed into on this \_\_\_\_\_ day of 20 \_\_\_\_\_ between:

**Landlord** \_\_\_\_\_ with mailing address \_\_\_\_\_,  
City \_\_\_\_\_ State \_\_\_\_\_, and, \_\_\_\_\_

**Tenant** \_\_\_\_\_ with mailing address \_\_\_\_\_, City  
\_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_.

## II. Terms of Use

**Rental Property Address:** \_\_\_\_\_, City  
\_\_\_\_\_, State \_\_\_\_\_.

The lease shall begin on \_\_\_\_\_ and end on  
\_\_\_\_\_

**III. Rent** The Tenant agrees to pay the Landlord a monthly rent of  
\$\_\_\_\_\_, due on the \_\_\_\_\_ day of each month.

## IV. Security Deposit

A security deposit of \$\_\_\_\_\_ is due upon the execution of the  
lease. The landlord will hold this deposit as a security for any  
damages to the property or unpaid rent.

## **V. Utilities**

The Tenant is responsible for utilities and services payments, including \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

The Landlord is responsible for utilities and services payments, including \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

## **VI. Maintenance and Repairs**

The tenant shall keep the property clean and in a habitable condition. The Tenant must notify the Landlord of any repairs or maintenance needed.

## **VII. Pets**

The landlord must approve, in writing, any pets on the property. If approved, the Landlord will charge Tenant a monthly Pet Deposit of \$\_\_\_\_\_.

## **VIII. Landlord Entry**

The Landlord should provide reasonable notice to the Tenant before entering the rental property for any inspections or repairs, although it is not required by law.

## **IX. Termination**

Under Arkansas Law, the Tenant and Landlord have the right to end the lease agreement in writing, with proper notice to the other party.

## **X. Government Oversight**

The lease agreement must comply with the laws of the Arkansas Landlord-Tenant Act.

## **XI. This Agreement**

All previous agreements will be nullified. This Lease supersedes all previous agreements.

## **XII. Signatures**

**Landlord** \_\_\_\_\_ **Date** \_\_\_\_\_

**Tenant** \_\_\_\_\_ **Date** \_\_\_\_\_