

Arkansas Residential Lease Agreement

I. Property

This residential lease agreement (“lease”) mutually agreed to 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.

Suppose any deductions in the security deposit occur. In that case, the landlord **MUST** provide a list of deductions, and the landlord must return the security deposit to the tenant within 60 days of termination of the lease.

V. Maintenance

The tenant shall keep the property clean and in a habitable condition. The Tenant shall fix and take care of any necessary repairs or maintenance.

VI. Termination of the Lease

The Tenant and Landlord have the right to end the lease agreement in writing, with proper notice to the other party. In Month-to-Month Leases, a 30-day termination notice in writing is accepted.

VII. Government Oversight

This agreement shall comply with the laws of Arkansas.

VIII. Agreement:

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

IX. Amendments

Any changes must be in writing and agreed to by both the Landlord and the Tenant.

X. Other

List any additional agreements below:

- _____
- _____
- _____

XI. Signatures

Landlord _____ Date _____

Tenant _____ Date _____