

RESIDENTIAL LEASE AGREEMENT

PARTIES: This Residential Lease Agreement 'Lease' made on _____ [DATE]
day of 20 _____ [YEAR] between the Landlord and Tenant:

LANDLORD: _____ [LANDLORD'S NAME] ('Landlord') with mailing
address _____ [LANDLORD'S MAILING ADDRESS],
_____ [LANDLORD'S CITY, STATE, ZIP CODE].

-AND-

TENANT(S): _____ [TENANT(S)] ('Tenant') with mailing address
_____ [TENANT'S MAILING ADDRESS], _____
[TENANT'S CITY, _____ STATE, ZIP CODE].

The 'PARTIES' referred herein each as a 'PARTY' are the Landlord and the
Tenant.

NOW, FOR AND IN CONSIDERATION of mutual promises, the Tenant leases the
property from the Landlord following these terms and conditions.

TERMS OF USE

Rental Property Address: _____ [PROPERTY MAILING
ADDRESS], _____ [PROPERTY'S CITY, _____
STATE, ZIP CODE].

The lease shall begin on _____ [LEASE START DATE] and end on _____
[LEASE END DATE].

RENT

The Tenant agrees to pay the Landlord a monthly rent of _____ \$[MONTHLY
RENT], due on the _____ [DUE DATE] day of each month.

OCCUPANT(S)

Name(s) - _____ [OCCUPANT(S) NAME(S)]

UTILITIES

The Tenant is responsible for the utilities and service payments during the duration of tenancy.

SECURITY DEPOSIT

A security deposit of _____ \$[SECURITY DEPOSIT AMOUNT] is due upon the executions of the lease. The landlord will hold this deposit as a security for any damages to the property or unpaid rent.

MAINTENANCE AND REPAIRS

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

FURNITURE EQUIPMENT INCLUDED

Furnished - List Included Furniture _____

Unfurnished

PETS

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

PARKING

Provided - Monthly Parking Fee \$ _____ Per Vehicle

Not Provided

LANDLORD ENTRY

The Landlord Must provide reasonable notice to the Tenant before entering the rental property for any inspections or repairs.

TERMINATION

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

GOVERNMENT OVERSIGHT

The lease agreement must comply with the laws of Alaska in accordance with Title 34 Chapter 03.

ADDITIONAL TERMS AND CONDITIONS

_____ [ADDITIONAL TERMS & CONDITIONS]

THIS AGREEMENT

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

SIGNATURES

Landlord _____ Date _____

Tenant _____ Date _____