

ALASKA SIMPLE RESIDENTIAL LEASE AGREEMENT

PARTIES.

This Alaska Lease Agreement ("Agreement") created on _____ between the **Lessor**, _____, address of _____ ("Landlord"), and **Lessee**, _____ ("Tenant"), address of _____.

THE RENTAL PROPERTY.

Address: _____.

TERM.

This lease term starts on _____ and ends on _____.

COMPENSATION.

- I. **Rent:** The Tenant shall pay the monthly rent on _____ of every month in the total amount of _____ to the Landlord.
- II. **Late Fee:** No Grace Period in Alaska. Landlords have the right to issue a 7-day notice to quit if the Tenant fails to pay the rent.
- III. **Security Deposits:** All deposits shall be paid by the Tenant to the Landlord on _____ in the total amount of _____.
- IV. **Maximum:** Landlord can request up to two (2) month's rent, unless rent is more than \$2,000, in addition to any pet deposits and any additional liabilities requested by Tenant(s).
- V. **Returns:** The Landlord must return security deposits within 14 days of the lease termination date unless Tenant did not give proper termination notice then the deposit return is within 30 days.
- VI. **NSF Fee:** \$30 per bounced check.

UTILITIES.

The Tenant shall pay for all utilities and services EXCEPT for:

_____.

RIGHTS TO ENTRY

The Landlord must give Tenant(s) a 24-hour notice prior to the entry of the rental property for any maintenance, repairs, or showings, unless it's an emergency.

PETS.

Pets: ALLOWED NOT ALLOWED on the Premises.

Pet Deposit Amount: _____.

ADDITIONAL TERMS & CONDITIONS.

SIGNATURES.

Landlord's Signature: _____ **Date:** _____

Printed Name: _____

Tenant Signature: _____ **Date:** _____

Printed Name: _____