

# ARKANSAS SIMPLE RENTAL LEASE AGREEMENT

## PARTIES.

This Arkansas 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 Arkansas. Landlord can issue a 3-day notice to quit for unpaid rent.
- III. **Security Deposits:** All deposits shall be paid by the Tenant to the Landlord on \_\_\_\_\_ in the total amount of \_\_\_\_\_.
- IV. **Maximum:** Landlords can request up two (2) month's rent.
- V. **Returns:** The Landlord must return to the tenant within sixty (60) days. If the landlord cannot locate or contact the tenant within one hundred and eighty (180) days after the termination date, then the money becomes the landlord's property.
- VI. **NSF Fee:** \$30 per bounced check.

## UTILITIES.

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

\_\_\_\_\_.

## RIGHTS TO ENTRY

The Landlord should 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.**

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**SIGNATURES.**

**Landlord's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Printed Name: \_\_\_\_\_

**Tenant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Printed Name: \_\_\_\_\_