

# KENTUCKY SIMPLE RENTAL LEASE AGREEMENT

## PARTIES.

This Kentucky 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. **NSF Fee:** \$50 per bounced check.
- III. **Late Fee:** \$20 or 20% of late rent amount.
- IV. **Security Deposits:** All deposits shall be paid by the Tenant to the Landlord on \_\_\_\_\_ in the total amount of \_\_\_\_\_.
- V. **Returns:** The Landlord must return all security deposits to the Tenant within 60 days of the lease end date.

## UTILITIES.

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

\_\_\_\_\_.

## RIGHTS TO ENTRY

The Landlord must give Tenant(s) a 48-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: \_\_\_\_\_