ARKANSAS RESIDENTIAL LEASE AGREEMENT

This Lease Agreement (“Agreement”) is made and entered into on , by and between:

**Landlord:**  **Address:**  **Phone:**  **Email:**

**Tenant:**  **Address:**  **Phone:**  **Email:**

# Property Address:

**Lease Term:**  to .

**Monthly Rent:** $ .

**Security Deposit:** $ .

1. **Lease Term**

The lease will commence on and will terminate on .

# Rent Payment

Rent is due on the of each month. Payment shall be made to

at the address specified above or by electronic means as agreed.

# Security Deposit

A security deposit of $ is required, payable at the signing of this Agreement. The deposit will be held in accordance with Arkansas law and returned to the Tenant within 60 days of lease termination, minus any lawful deductions.

# Utilities

The Tenant is responsible for payment of the following utilities:

 . The Landlord will cover: .

# Maintenance and Repairs

The Tenant agrees to keep the premises in a clean and sanitary condition. The Tenant must promptly notify the Landlord of any repairs needed. The Landlord is responsible for maintaining the property in a habitable condition.

# Use of Property

The property shall be used for residential purposes only. No illegal activities are allowed.

# Pets

 .

# Alterations

The Tenant may not make any alterations to the property without the Landlord's prior written consent.

# Termination

Either party may terminate this Agreement by providing written notice

before the termination date.

# Governing Law

This Agreement shall be governed by the laws of the State of Arkansas.

# Miscellaneous

**Quiet Enjoyment:** Tenant shall have the right to quiet enjoyment of the property.

**Dispute Resolution:** Any disputes arising under this Agreement shall be resolved in accordance with Arkansas law.

Notices: Any notice required under this Agreement shall be in writing and delivered to the parties at their respective addresses listed above.

# Signatures

By signing below, both parties agree to the terms of this Agreement.

**Landlord Signature:**  **Date:**

**Tenant Signature:**  **Date:**