**HOUSE RENTAL LEASE AGREEMENT**

This House Rental Lease Agreement (the "Agreement") is made and entered into as of [Date], by and between:

Landlord: [Landlord's Full Name]

Address: [Landlord's Address]

Phone: [Landlord's Phone Number]

Email: [Landlord's Email Address]

AND

Tenant: [Tenant’s Full Name]

Address: [Tenant's Address]

Phone: [Tenant's Phone Number]

Email: [Tenant's Email Address]

**1. PROPERTY DESCRIPTION**

The Landlord agrees to lease the following property to the Tenant:

Rental Property Address: [Full Address of the Rental Property]

The premises include:

☐ House

☐ Apartment

☐ Condominium

☐ Other: [Specify]

**2. TERM OF LEASE**

☐ Fixed Lease: This lease begins on [Start Date] and ends on [End Date].

☐ Month-to-Month Lease: This lease begins on [Start Date] and continues on a monthly basis until terminated by either party with [Number] days’ notice.

**3. RENT PAYMENTS**

The Tenant agrees to pay rent in the amount of $[Rent Amount] per [Month/Week], due on the [Due Date] of each month.

Payment shall be made by:

☐ Cash

☐ Check

☐ Bank Transfer

☐ Other: [Specify]

Late Fee: If rent is not received by [Late Fee Date], a late fee of $[Late Fee Amount] shall be applied.

**4. SECURITY DEPOSIT**

The Tenant shall pay a security deposit of $[Deposit Amount], which will be held for damages beyond normal wear and tear. The deposit shall be refunded within [Number] days after the lease ends, subject to deductions for damages.

**5. USE OF PROPERTY**

The Tenant shall use the premises solely for residential purposes and shall not engage in illegal activities on the property.

**6. UTILITIES AND SERVICES**

The following utilities and services will be paid as follows:

Utility/Service Paid by Landlord Paid by Tenant

Electricity ☐ Yes ☐ No ☐ Yes ☐ No

Water & Sewer ☐ Yes ☐ No ☐ Yes ☐ No

Gas ☐ Yes ☐ No ☐ Yes ☐ No

Trash Removal ☐ Yes ☐ No ☐ Yes ☐ No

Internet & Cable ☐ Yes ☐ No ☐ Yes ☐ No

**7. MAINTENANCE AND REPAIRS**

The Tenant shall keep the property clean and notify the Landlord of any necessary repairs.

The Landlord shall be responsible for major repairs, except when caused by the Tenant’s negligence.

**8. PET POLICY**

☐ Pets are not allowed on the premises.

☐ Pets are allowed with a pet deposit of $[Amount] and subject to pet rules.

**9. INSURANCE**

The Tenant is ☐ required / ☐ not required to obtain renter’s insurance for personal belongings and liability coverage.

**10. SUBLETTING AND GUESTS**

Subletting: The Tenant ☐ may / ☐ may not sublet the property without written consent from the Landlord.

Guests: The Tenant ☐ may / ☐ may not have guests stay longer than [Number] days without permission.

**11. TERMINATION & RENEWAL**

Either party may terminate this lease by providing [Number] days’ written notice before the lease end date.

**12. DEFAULT AND EVICTION**

If the Tenant fails to pay rent or violates lease terms, the Landlord may:

* Issue a Notice to Pay or Quit for overdue rent.
* Issue a Notice to Cure or Quit for lease violations.
* Proceed with eviction in accordance with state law.

**13. GOVERNING LAW**

This lease agreement shall be governed and interpreted under the laws of the State of [State Name].

**14. ADDITIONAL TERMS & CONDITIONS**

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**15. SIGNATURES**

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

Tenant's Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_