

# HOUSE RENTAL LEASE AGREEMENT

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

Landlord: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

AND

Tenant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

## 1. PROPERTY DESCRIPTION

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

Rental Property Address: \_\_\_\_\_

The premises include:

House

Apartment

Condominium

Other: \_\_\_\_\_

## 2. TERM OF LEASE

- Fixed Lease: This lease begins on \_\_\_\_\_ and ends on \_\_\_\_\_.
- Month-to-Month Lease: This lease begins on [Start Date] and continues on a monthly basis until terminated by either party with \_\_\_\_\_ days' notice.

## 3. RENT PAYMENTS

The Tenant agrees to pay rent in the amount of \$[Rent Amount] per \_\_\_\_\_, due on the \_\_\_\_\_ of each month.

Payment shall be made by:

- Cash
- Check
- Bank Transfer
- Other: \_\_\_\_\_

Late Fee: If rent is not received by \_\_\_\_\_, a late fee of \$ \_\_\_\_\_ shall be applied.

## 4. SECURITY DEPOSIT

The Tenant shall pay a security deposit of \$ \_\_\_\_\_, which will be held for damages beyond normal wear and tear. The deposit shall be refunded within \_\_\_\_\_ 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	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Water & Sewer	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Gas	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Trash Removal	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Internet & Cable	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> 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 \_\_\_\_\_.

## 14. ADDITIONAL TERMS & CONDITIONS

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## 15. SIGNATURES

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

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