

SIMPLE LEASE AGREEMENT

This Residential Lease Agreement (the "Agreement") is entered into on the _____ day of _____, 20____ (the "Effective Date"), by and between:

I. THE PARTIES

The Landlord: _____

Address: _____

Email: _____

Phone: _____

AND

The Tenant(s): _____

The Landlord and the Tenant(s) may be referred to individually as a "Party" and collectively as the "Parties."

II. THE PROPERTY

The Landlord agrees to lease to the Tenant(s), and the Tenant(s) agrees to lease from the Landlord, the residential property located at:

Address: _____

City: _____

State: _____

Zip Code: _____

(the "Premises").

III. TERM OF LEASE

This Agreement shall be for a fixed term (the "Lease Term") beginning on the _____ day of _____, 20____ and ending on the _____ day of _____, 20____.

Upon the expiration of the Lease Term, the Tenant(s) shall vacate the Premises unless a new agreement is signed or the Landlord accepts rent for a subsequent period, creating a month-to-month tenancy under the same terms and conditions.

IV. RENT

The Tenant(s) shall pay the Landlord the sum of \$ _____ per month as rent (the "Rent").

The Rent is due on the _____ day of each month (the "Due Date"). The first month's rent is due upon the execution of this Agreement.

Rent shall be paid by the following method(s):

- ☐ Personal Check
- ☐ Cashier's Check / Money Order
- ☐ Cash
- ☐ Electronic Transfer / Online Payment
- ☐ Other: _____

Payment instructions:

V. LATE CHARGES AND RETURNED CHECKS

If Rent is not received by the Landlord within _____ days of the Due Date, the Tenant(s) agrees to pay a late fee of \$ _____.

If any check offered by the Tenant(s) to the Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "Stop Payment," or any other reason, the

Tenant(s) shall pay the Landlord a returned check fee of \$ _____ .

VI. SECURITY DEPOSIT

Upon the execution of this Agreement, the Tenant(s) shall deposit with the Landlord the sum of \$ _____ (the "Security Deposit") as security for the faithful performance by the Tenant(s) of the terms of this Agreement.

The Security Deposit shall be returned to the Tenant(s) within _____ days after the termination of this tenancy, less any deductions for damages to the Premises (reasonable wear and tear excepted), unpaid rent, or other charges owed by the Tenant(s). The Landlord shall provide a written itemized statement of any deductions.

VII. UTILITIES AND SERVICES

The Parties agree that utilities and services for the Premises shall be paid as follows:

Electricity:

☐ Landlord ☐ Tenant

Water/Sewer:

☐ Landlord ☐ Tenant

Gas/Oil:

☐ Landlord ☐ Tenant

Trash Removal:

☐ Landlord ☐ Tenant

Internet/Cable:

☐ Landlord ☐ Tenant

Landscaping/Lawn Care:

☐ Landlord ☐ Tenant

Snow Removal:

☐ Landlord ☐ Tenant

VIII. USE OF PREMISES

The Premises shall be used and occupied by the Tenant(s) exclusively as a private single-family residence. No part of the Premises shall be used at any time during the term of this Agreement by the Tenant(s) for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single-family residence.

The Tenant(s) shall not allow any other person, other than the Tenant's immediate family or authorized occupants, to use or occupy the Premises without first obtaining the Landlord's written consent.

The authorized occupants of the Premises are:

IX. PETS

The Tenant(s) shall be allowed to keep pets on the Premises:

☐ YES
☐ NO

If YES, the Tenant(s) is permitted to keep the following pets:

A non-refundable pet fee of \$ _____ is required upon execution of this Agreement.

X. SMOKING POLICY

Smoking of any substance, including vaping, on the Premises is:

- ☐ Prohibited anywhere on the property
- ☐ Permitted only in designated outdoor areas
- ☐ Permitted inside the Premises

XI. MAINTENANCE AND REPAIRS

A. Landlord's Responsibilities: The Landlord shall maintain the structure, roof, and foundation of the Premises, and keep all heating, plumbing, and electrical systems in good working order, provided that the Tenant(s) shall be liable for repairs caused by the Tenant's negligence or misuse.

B. Tenant's Responsibilities: The Tenant(s) shall keep the Premises in a clean and sanitary condition and shall immediately notify the Landlord of any damage or needed repairs. The Tenant(s) shall be responsible for minor maintenance, including replacing light bulbs and HVAC filters.

XII. RIGHT OF ENTRY

The Landlord and the Landlord's agents shall have the right at all reasonable times, and by providing _____ hours written notice, to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon, or for the purposes of making any repairs, additions, or alterations as may be deemed appropriate by the Landlord for the preservation of the Premises or the building.

In the event of an emergency, the Landlord may enter the Premises at any time without notice.

XIII. LEAD-BASED PAINT DISCLOSURE

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly.

The Premises was constructed:

- ☐ Before 1978 (Landlord must provide Lead-Based Paint Disclosure form)
- ☐ In 1978 or later

XIV. DEFAULT

If the Tenant(s) fails to comply with any of the material provisions of this Agreement, other than the

covenant to pay rent, or of any present rules and regulations, or materially fails to comply with any duties imposed on the Tenant(s) by statute, within _____ days after delivery of written notice by the Landlord specifying the non-compliance and indicating the intention of the Landlord to terminate the Lease by reason thereof, the Landlord may terminate this Agreement.

If the Tenant(s) fails to pay rent when due and the default continues for _____ days thereafter, the Landlord may, at the Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to the Landlord at law or in equity.

XV. GOVERNING LAW

This Agreement shall be governed, construed, and enforced in accordance with the laws of the State of _____.

XVI. SEVERABILITY

If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities, or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

XVII. ENTIRE AGREEMENT

This Agreement constitutes the sole and entire agreement of the Parties regarding the subject matter contained herein and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, regarding such subject matter. This Agreement may not be amended, modified, or altered except in writing signed by both Parties.

XVIII. ADDITIONAL TERMS AND CONDITIONS

Additional terms:

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

LANDLORD

Signature: _____

Print Name: _____

Date: _____ day of _____, 20 _____

Address: _____

TENANT(S)

Signature: _____

Print Name: _____

Date: _____ day of _____, 20 _____

Address: _____

Signature: _____

Print Name: _____

Date: _____ day of _____, 20 _____

Address: _____

NOTARY ACKNOWLEDGMENT

State of _____

County of _____

On this _____ day of _____, 20 _____, before me, the undersigned Notary Public,

personally appeared _____ (Landlord) and
_____ (Tenant(s)), proved to me through satisfactory evidence of
identification, which was _____, to be the persons whose names are signed
on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its
stated purpose.

Signature of Notary Public

(Seal)

My Commission Expires: _____ day of _____, 20 _____