

SIMPLE RENTAL CONTRACT

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

LANDLORD: _____ ("Landlord"), with a mailing address of _____, and

TENANT(S): _____ ("Tenant").

The Landlord and Tenant are collectively referred to in this Agreement as the "Parties."

I. PROPERTY

The Landlord agrees to lease to the Tenant, and the Tenant agrees to lease from the Landlord, the residential property located at the following address (the "Premises"):

The Premises consists of:

☐ A Single-Family Home

☐ An Apartment

☐ A Condominium

☐ A Room

☐ Other: _____

II. TERM

The term of this Agreement shall be (check one):

☐ **Fixed Lease.** This Agreement shall begin on the _____ day of _____, 20____ and end on the _____ day of _____, 20____. Upon the end of the term, the Tenant shall vacate the Premises unless a new agreement is signed.

☐ **Month-to-Month.** This Agreement shall begin on the _____ day of _____, 20____ and continue on a month-to-month basis. Either party may terminate this Agreement by providing notice as required by the laws of the State where the Premises is located.

III. RENT

The Tenant agrees to pay the Landlord rent in the amount of \$
_____ per month.

The rent is due on the _____ day of each month.

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

☐ Cash

☐ Check

☐ Electronic Transfer (ACH/Wire)

☐ Other: _____

Payment instructions:

IV. SECURITY DEPOSIT

Upon execution of this Agreement, the Tenant shall pay the Landlord a security deposit in the amount of \$ _____ (the "Security Deposit").

The Security Deposit shall be held by the Landlord as security for the Tenant's performance of obligations under this Agreement, including but not limited to payment of rent and repair of damages to the Premises beyond normal wear and tear.

The Security Deposit shall be returned to the Tenant within the timeframe required by the laws of the State where the Premises is located after the termination of this Agreement, less any deductions for unpaid rent or damages.

V. LATE CHARGES AND RETURNED CHECKS

If rent is not paid by the due date, the Tenant shall pay a late fee of:

☐ \$ _____

☐ _____ % of the monthly rent

If any check offered by the Tenant 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 shall pay the Landlord a returned check fee of \$

_____ .

VI. UTILITIES AND SERVICES

The Parties agree that utilities and services for the Premises shall be the responsibility of the following parties:

Electricity: ☐ Landlord ☐ Tenant

Gas: ☐ Landlord ☐ Tenant

Water: ☐ Landlord ☐ Tenant

Trash Removal: ☐ Landlord ☐ Tenant

Sewer: ☐ Landlord ☐ Tenant

Cable/Internet: ☐ Landlord ☐ Tenant

Heat: ☐ Landlord ☐ Tenant

Air Conditioning: ☐ Landlord ☐ Tenant

Lawn Care: ☐ Landlord ☐ Tenant

Snow Removal: ☐ Landlord ☐ Tenant

VII. FURNISHINGS

The Premises is being leased (check one):

☐ **Unfurnished.**

☐ **Furnished.** The Premises includes the following furnishings:

VIII. USE OF PREMISES

The Premises shall be used and occupied by the Tenant(s) and the following occupants 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 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.

IX. PETS

The Tenant's rights regarding pets are as follows (check one):

☐ **No Pets.** No animals or pets of any kind shall be kept on the Premises.

☐ **Pets Allowed.** The Tenant is permitted to keep the following pet(s) on the Premises:

If pets are allowed, the Tenant shall pay a non-refundable pet fee of \$

_____ .

X. MAINTENANCE AND REPAIRS

The Tenant shall keep the Premises in a clean, sanitary, and good condition. The Tenant shall be responsible for any repairs required due to the Tenant's negligence or misuse.

The Landlord shall be responsible for maintaining the structural soundness of the Premises and keeping all common areas, if any, in a safe condition. The Landlord shall be responsible for the repair of all mechanical, electrical, and plumbing systems not caused by the Tenant's negligence.

XI. RIGHT OF ENTRY

The Landlord shall have the right to enter the Premises during reasonable hours to inspect the Premises, make necessary repairs, alterations, or improvements, or to show the Premises to prospective buyers or tenants. Except in cases of emergency, the Landlord shall provide the Tenant with at least _____ hours' notice prior to entry.

XII. 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. Lead exposure is especially harmful to young children and pregnant women.

The Premises was constructed (check one):

☐ After January 1, 1978.

☐ Before January 1, 1978. The Landlord has provided the Tenant with an EPA-approved lead hazard information pamphlet and disclosed any known lead-based paint hazards.

XIII. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of

_____ .

XIV. NOTICES

Any notice required or permitted under this Agreement shall be in writing and delivered in person or sent by certified mail, return receipt requested, to the addresses listed below:

Landlord's Notice Address:

Tenant's Notice Address:

XV. ADDITIONAL TERMS AND CONDITIONS

Additional provisions agreed upon by the Parties are:

XVI. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and supersedes all prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings, or other agreements, whether oral or written, relating to the subject matter of this Agreement.

XVII. SEVERABILITY

If any part or parts of this Agreement shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect. If any provision of this Agreement is deemed invalid or unenforceable by any court of competent jurisdiction, and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.

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

LANDLORD SIGNATURE

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

TENANT SIGNATURE

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

TENANT SIGNATURE (IF APPLICABLE)

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

*

NOTARY ACKNOWLEDGMENT

State of _____

County of _____

On this _____ **day of** _____, **20**____, **before me personally appeared**

_____ **(Landlord) and**

_____ **(Tenant), known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon**

behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

(Seal)**