

WYOMING LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Agreement") is entered into on this ____ day of _____, 20____, by and between:

LANDLORD:

(Hereinafter referred to as the "Landlord")

Address: _____

Phone: _____

Email: _____

AND

TENANT(S):

(Hereinafter referred to collectively as the "Tenant")

I. PROPERTY

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

Address: _____

City: _____

State: Wyoming

Zip Code: _____

(Hereinafter referred to as the "Premises").

The Premises includes the following furniture/appliances (if any):

II. TERM OF LEASE

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

Fixed Term. This Lease shall commence on the ____ day of _____, 20____, and end on the ____ day of _____, 20____. Upon the expiration of this term, the Tenant shall vacate the Premises unless a new agreement is signed.

Month-to-Month. This Lease shall commence on the ____ day of _____, 20____, and continue on a month-to-month basis. Either party may terminate this Agreement by providing at least thirty (30) days' written notice to the other party.

III. RENT

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

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

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

- Cash
- Check
- Money Order
- Electronic Transfer (ACH/Venmo/Zelle)
- Other: _____

Rent shall be made payable to: _____

And sent to the following address (if different from Landlord address above):

IV. SECURITY DEPOSIT

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

A. Refund of Deposit: Pursuant to Wyoming Statute § 1-21-1208, the Landlord shall return the balance of the security deposit (without interest), along with an itemized list of deductions, to the Tenant within:

1. Thirty (30) days after the termination of the lease or the surrender and acceptance of the premises, whichever occurs later; or
2. Fifteen (15) days after the receipt of the Tenant's new mailing address, whichever is later.

However, if there is damage to the premises, the period shall be extended by thirty (30) days (totaling no more than 60 days).

B. Deductions: The Landlord may deduct from the Security Deposit specifically for:

1. Unpaid rent;
2. Damages to the Premises beyond normal wear and tear;
3. Costs for cleaning to restore the Premises to its condition at the commencement of the tenancy; and
4. Other breaches of this Agreement causing financial loss to the Landlord.

V. NON-REFUNDABLE FEES

Pursuant to Wyoming Statute § 1-21-1207, any non-refundable fee or deposit must be clearly designated as such in writing.

The Tenant agrees to pay the following **Non-Refundable** fees:

- Cleaning Fee: \$ _____
- Pet Fee: \$ _____
- Application/Admin Fee: \$ _____
- Other: \$ _____

Total Non-Refundable Amount: \$ _____

VI. LATE CHARGES AND RETURNED CHECKS

A. Late Fee: If Rent is not paid by the _____ day of the month, the Tenant agrees to pay a late fee of \$ _____ .

B. Returned Checks: 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 \$ _____ .

VII. UTILITIES AND SERVICES

The responsibility for paying for utilities and services shall be allocated as follows:

Electricity:

Landlord Tenant

Gas/Heat:

Landlord Tenant

Water/Sewer:

Landlord Tenant

Trash Collection:

Landlord Tenant

Cable/Internet:

Landlord Tenant

Snow Removal:

Landlord Tenant

Lawn Care:

Landlord Tenant

VIII. OCCUPANTS AND GUESTS

The Premises shall be occupied only by the Tenant(s) listed in this Agreement and the following minor

children:

Guests staying more than _____ consecutive days or more than _____ days in any twelve-month period require the Landlord's written consent.

IX. USE OF PREMISES

The Tenant shall use the Premises solely as a private residence. The Tenant shall not use the Premises for any illegal purpose or any purpose that increases the Landlord's insurance premiums.

X. MAINTENANCE AND REPAIR

A. Landlord's Obligations: Pursuant to Wyoming Statute § 1-21-1202, the Landlord shall maintain the Premises in a safe and sanitary condition fit for human habitation. This includes maintaining electrical, plumbing, sanitary, heating, and ventilating systems in good working order.

B. Tenant's Obligations: The Tenant shall:

1. Keep the Premises clean and sanitary;
2. Dispose of all rubbish, garbage, and waste in a clean and sanitary manner;
3. Use all electrical, plumbing, sanitary, heating, ventilating, and other facilities and appliances in a reasonable manner;
4. Not deliberately or negligently destroy, deface, damage, impair, or remove any part of the Premises;
5. Notify the Landlord immediately of any necessary repairs.

XI. RIGHT OF ENTRY

The Landlord shall have the right to enter the Premises to inspect the property, make necessary or agreed repairs, or show the Premises to prospective buyers or tenants. Except in cases of emergency, the Landlord shall provide the Tenant with at least _____ hours (recommended: 24 hours) notice prior to entry.

XII. PETS

No Pets Allowed. The Tenant shall not keep any pets on the Premises.

Pets Allowed. The Tenant may keep the following pet(s) on the Premises:

Description of Pet(s):

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 built:

Before 1978 (Landlord must attach Lead-Based Paint Disclosure form)

In 1978 or later

XIV. DEFAULT AND TERMINATION

If the Tenant fails to pay rent when due, or violates any other term of this Agreement, the Landlord may terminate the tenancy in accordance with Wyoming law.

1. **Non-Payment of Rent:** If rent is unpaid when due, the Landlord may serve a three (3) day notice to quit pursuant to Wyoming Statute § 1-21-1003.

2. **Other Violations:** For violations other than non-payment of rent, the Landlord may serve notice as required by state law.

XV. GOVERNING LAW

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

XVI. ADDITIONAL TERMS AND CONDITIONS

The following additional terms apply to this Agreement:

XVII. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior understandings, whether written or oral. No amendment or modification of this Agreement shall be valid unless in writing and signed by both parties.

XVIII. SEVERABILITY

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue to be valid and enforceable.

SIGNATURES

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

LANDLORD:

Signature: _____
Print Name: _____
Date: ____ day of _____, 20____

TENANT(S):

Signature: _____
Print Name: _____
Date: ____ day of _____, 20____

Signature: _____
Print Name: _____
Date: ____ day of _____, 20____

Signature: _____

Print Name: _____

Date: _____ day of _____, 20____

*

NOTARY ACKNOWLEDGMENT**

State of Wyoming

County of _____

On this _____ day of _____, 20____, before me personally appeared _____ (Name of Landlord) and _____ (Name(s) of Tenant(s)), to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal.

Signature of Notary Public: _____

Printed Name of Notary: _____

My Commission Expires: _____ day of _____, 20____

(Seal)