

RESIDENTIAL LEASE AGREEMENT

(Sample document written by BeforeJD for demonstration. It names no real person, landlord or property.)

This Residential Lease Agreement (the "Lease") is made between [Landlord Name] (the "Landlord") and [Tenant Name] (the "Tenant") for the residence at [Unit Address] (the "Premises").

1. Term

The Lease begins on the first day of the month after it is signed and ends twelve (12) months later (the "Initial Term"). At the end of the Initial Term, this Lease shall automatically renew for successive twelve (12) month terms unless either party gives written notice of non-renewal at least sixty (60) days before the end of the then-current term.

2. Rent

Tenant shall pay monthly rent of [Monthly Rent] on or before the first day of each month. Landlord may increase the rent for any renewal term by giving Tenant notice at least thirty (30) days before the renewal term begins, and the increased rent applies without further agreement of Tenant.

3. Late Charges and Fees

Rent not received by the third day of the month incurs a late charge of ten percent (10%) of the monthly rent, plus a daily charge of twenty-five dollars (\$25) until paid in full. Tenant shall also pay a monthly administrative fee of thirty-five dollars (\$35), a returned payment fee of seventy-five dollars (\$75) for each dishonored payment, and any fee Landlord's management company charges for processing a lease renewal.

4. Utilities

Tenant shall pay for all utilities and services to the Premises, including water, sewer, trash and pest control, whether billed to Tenant directly or allocated to Tenant by Landlord using any method Landlord selects.

5. Security Deposit

Tenant shall pay a security deposit of [Deposit Amount]. Landlord may apply the deposit to unpaid rent, fees, cleaning, carpet replacement, repainting and any other cost Landlord incurs in preparing the Premises for a new tenant, whether or not caused by Tenant. Any remaining balance will be returned within the time required by law.

6. Repairs and Maintenance

Tenant shall keep the Premises in good repair at Tenant's expense, including repairs to appliances, plumbing fixtures, windows and doors, regardless of the cause of the damage, except for repairs the law requires Landlord to make. Tenant shall pay the first two hundred fifty dollars (\$250) of any repair Landlord makes.

7. Landlord's Entry

Landlord and Landlord's agents may enter the Premises at any reasonable time to inspect, make repairs, or show the Premises to prospective tenants, buyers or lenders, with or without notice to Tenant.

8. Early Termination

If Tenant moves out before the end of the term, Tenant shall pay an early termination fee equal to two (2) months' rent, and Tenant remains responsible for rent until the Premises are re-rented.

9. Attorney's Fees

In any dispute arising out of this Lease, Tenant shall pay Landlord's reasonable attorney's fees and costs.

10. Notices

Notices under this Lease must be in writing and delivered by hand or sent by certified mail to the address of the receiving party stated above.

11. Entire Agreement

This Lease is the entire agreement between the parties and may be changed only in writing signed by both parties.

Landlord: _____ Date: _____

Tenant: _____ Date: _____