

SIMPLE LEASE AGREEMENT

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

1. Landlord: [Landlord's Full Name], residing at [Landlord's Address]; and
2. Tenant: [Tenant's Full Name], residing at [Tenant's Address].

Collectively referred to as the "Parties."

1. PROPERTY RENTED

The Landlord hereby leases to the Tenant the property located at:

- Address: [Rental Property Address]
- Type of Property: [House/Apartment/Condo/Other]
- Included Amenities/Furnishings: [List items, if applicable]

2. TERM OF LEASE

This lease shall commence on [Start Date] and will:

- ☐ Continue on a month-to-month basis until terminated by either party with [X] days' written notice.
- ☐ Be for a fixed term ending on [End Date].

3. RENT

- The Tenant agrees to pay rent in the amount of \$[Amount] per [Month/Week].
- Rent is due on the [Day] of each month.
- Payment method: [Cash/Check/Bank Transfer/Other].
- Late fees: Rent paid after [X] days past due will incur a late fee of \$[Amount].

4. SECURITY DEPOSIT

- The Tenant shall pay a security deposit of \$[Amount] prior to move-in.
- The deposit will be held in compliance with state law and will be returned within [X] days after the lease ends, minus any deductions for damages beyond normal wear and tear.

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5. UTILITIES & MAINTENANCE

- Utilities to be paid by (Check one):
 - ☐ Landlord
 - ☐ Tenant
- The Tenant is responsible for maintaining the property in good condition.
- The Tenant shall promptly notify the Landlord of necessary repairs.

6. USE OF PROPERTY

- The premises shall be used solely for residential purposes.
- The Tenant ☐ May / ☐ May Not sublet the premises.
- The Tenant agrees to comply with all local laws and community rules.

7. PET POLICY

- Pets ☐ Are / ☐ Are Not allowed.
- If allowed, the Tenant agrees to pay an additional \$[Amount] pet deposit.

8. TERMINATION & RENEWAL

- The Tenant must provide [X] days' notice before vacating the premises.
- If no notice is given, the lease ☐ Will / ☐ Will Not automatically renew for another term.

9. LANDLORD ENTRY

- The Landlord must provide [X] hours' notice before entering the property, except in emergencies.

10. DEFAULT & EVICTION

- Failure to pay rent or violation of lease terms may result in eviction proceedings in compliance with state and local laws.

11. GOVERNING LAW

This Lease Agreement shall be governed by the laws of the state of [State Name].

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12. ENTIRE AGREEMENT

This Agreement represents the entire understanding between the parties and supersedes all prior agreements.

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

LANDLORD:

Signature: _____

Printed Name: _____

Date: _____

TENANT:

Signature: _____

Printed Name: _____

Date: _____

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