

RESIDENTIAL LEASE AGREEMENT

THIS RESIDENTIAL LEASE AGREEMENT (the "Agreement"), made this _____ day of _____, 20____ by and between _____ of _____ ("Landlord") and _____ of _____ ("Tenant") collectively referred to as "the parties".

Premises

The Landlord agrees to lease, and the Tenant agrees to rent the real property and improvements, located at: _____ more fully described as follows: _____ (the "Premises").

Term

The term of this Lease shall be for a period of _____ months commencing on _____, 20____, and ending on _____, 20____. The term will be automatically extended for _____ periods of _____ months, unless the Tenant gives notice to the Landlord of its intent to terminate this Lease.

Rent

Tenant agrees to lease the Premises for the sum of \$ _____ per month, payable in advance on the _____ day of each calendar month to the Landlord, payable to " _____ " whose address is _____ . A late fee of \$ _____ will be assessed if the payment is not received by the _____ day of each month.

Security Deposit

Tenant shall pay a security deposit in the amount of \$ _____ prior to taking possession of the Premises. The security deposit is refundable if the Tenant leaves the dwelling reasonably clean and undamaged. Landlord will refund all deposits due within _____ days after Tenant has moved out of the Premises and returned the keys, provided no rent, fees or other costs are due to the Landlord. If it is necessary to retain part or all of the security deposit due to damage, cleaning/trash removal, or unpaid fees, an itemized statement will be provided to the Tenant. Tenant may not use the security deposit as payment of the last month's rent.

Utilities

Landlord agrees to furnish the following services and/or utilities: ___ Electricity ___ Gas ___
Garbage Collection ___ Snow Removal ___ Water ___ Oil.

Tenant shall pay directly for all utilities, services and charges provided to the premises,
including any and all deposits required.

Parking Space

Tenant is assigned parking as follows: _____

_____.

Pets

No animal, bird or other pet will be kept on the premises, even temporarily, except properly
trained dogs needed by blind, deaf or disabled persons under the following conditions:

_____.

Use

Tenant shall use the premises for residential purposes only and for no other purpose
without Landlord’s prior written consent. Landlord agrees not to use the premises in such a
manner as to disturb the peace and quiet of other tenants in the building.

Occupants

The Premises shall be occupied by the following persons: _____
_____. Any occupancy by guests for more than
_____ days at any time is prohibited without Landlord’s prior written consent
and the same shall be considered a breach of this Agreement.

Quiet Enjoyment

Tenant shall be entitled to quiet enjoyment of the Premises. Tenant shall not use the
Premises in a way as to violate any law or ordinance, commit waste or nuisance, or annoy,
disturb, inconvenience, or interfere with the quiet enjoyment of any other or nearby
resident.

Maintenance

Landlord shall be responsible for any and all routine maintenance of the Premises during the term of this Agreement.

Inspection

Landlord may enter the premises at reasonable times for the purposes of inspection, maintenance, or repair, and to show the premises to buyers or prospective tenants. Landlord shall give Tenant reasonable notice of at least _____ days prior to such entry.

Condition

Tenant agrees to occupy the premises and shall keep the same in good condition, reasonable wear and tear excepted, and shall not make any alterations thereon without the written consent of the Landlord.

Termination

Either party may terminate this Agreement without cause by giving thirty (30) days written notice to the other party. Upon the expiration or earlier termination of this Agreement, Tenant shall return the Premises to Landlord in good repair, condition and working order, ordinary wear and tear resulting from proper use thereof alone excepted.

Insurance

Tenant agrees to provide their own insurance and to name Owner as additional insured under Tenant's insurance policy.

Indemnity

Tenant shall indemnify Landlord against, and hold Landlord harmless from, any and all claims, actions, suits, proceedings, costs, expenses, damages and liabilities, including reasonable attorney's fees and costs, arising out of, connected with, or resulting from Tenant's use of the Premises, including without limitation the manufacture, selection, delivery, possession, use, operation, or return of the Premises.

Assignment and Subletting

Tenant shall not sublet the premises or assign this Agreement without the prior written consent of the Landlord, but this consent shall not be withheld unreasonably by Landlord. Any such attempt to sublet or assignment by Tenant shall be a breach of this Agreement and cause for immediate termination.

Notices

Any notice or other communication to be given under this Agreement shall be in writing and shall be sent to the parties at the following addresses:

Tenant

Landlord

Entire Agreement

This Agreement constitutes the entire agreement between the parties, and supersedes any earlier statement or understanding. No changes or additions to the terms of the Agreement shall be valid unless in writing and signed by both parties.

Governing Law

This Agreement will be governed by the laws of the state of _____

AGREED TO this ____ day of _____, in _____, by:

LANDLORD

TENANT

[INSERT NAME AND TITLE]

[INSERT NAME AND TITLE]