

Residential Lease Agreement

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Residential Lease Agreement

Effective Date: [DATE]

1. Parties

Landlord: [LANDLORD FULL NAME], located at [LANDLORD ADDRESS] ("Landlord")

Tenant(s): [TENANT FULL NAME(S)], ("Tenant")

All named Tenants are jointly and severally liable for the obligations under this Lease.

2. Property

The Landlord agrees to lease to the Tenant the following residential property:

Address: [FULL PROPERTY ADDRESS, INCLUDING UNIT NUMBER]

Included: [LIST INCLUDED ITEMS -- e.g., "1 assigned parking space ([NUMBER]), in-unit washer/dryer, refrigerator, dishwasher, window blinds"]

Excluded: [LIST EXCLUDED ITEMS -- e.g., "Garage storage, backyard shed"]

3. Lease Term

(a) Fixed Term. This Lease begins on [START DATE] and ends on [END DATE], a period of [NUMBER] months.

(b) Conversion to Month-to-Month. If neither party provides written notice of termination at least [30] days before the end of the term, this Lease shall automatically convert to a month-to-month tenancy under the same terms and conditions.

4. Rent

(a) Monthly Rent. The Tenant agrees to pay \$[MONTHLY RENT AMOUNT] per month.

(b) Due Date. Rent is due on the [1st] day of each month.

(c) Grace Period. A grace period of [5] days is provided. Rent received after the [5th] of the month is considered late.

(d) Late Fee. A late fee of \$[LATE FEE AMOUNT] (not to exceed [5]% of monthly rent) will be assessed for payments received after the grace period.

(e) Payment Method. Rent shall be paid via [PAYMENT METHOD -- e.g., "direct bank transfer, check, or online portal"] to [PAYMENT DETAILS].

(f) First Month's Rent. The first month's rent of \$[AMOUNT] is due upon signing this Lease.

5. Security Deposit

(a) Amount. The Tenant shall pay a security deposit of \$[DEPOSIT AMOUNT] upon signing this Lease.

(b) Purpose. The security deposit may be used by the Landlord to cover unpaid rent, damage beyond normal wear and tear, and cleaning costs necessary to restore the property to its move-in condition.

(c) Return. The Landlord shall return the security deposit, less any lawful deductions with an itemized statement, within [30] days after the Tenant vacates the property.

(d) Move-In Inspection. Both parties shall complete a written move-in inspection checklist with photographs within [3] days of the Tenant taking possession. Both parties shall sign the checklist.

6. Maintenance and Repairs

(a) Landlord's Responsibilities. The Landlord shall maintain the property in a habitable condition, including structural integrity, plumbing, electrical systems, HVAC, and compliance with all applicable housing codes.

(b) Tenant's Responsibilities. The Tenant shall keep the property clean and sanitary, dispose of waste properly, use appliances and fixtures as intended, and promptly report any maintenance issues to the Landlord in writing.

(c) Repair Requests. The Landlord shall respond to non-emergency repair requests within [7] days. Emergency repairs (e.g., burst pipes, heating failure in winter, security breaches) shall be addressed within [24] hours.

(d) Tenant-Caused Damage. The Tenant is responsible for the cost of repairing damage caused by the Tenant, their guests, or their pets, beyond normal wear and tear.

7. Entry by Landlord

(a) Notice Required. The Landlord shall provide at least twenty-four (24) hours written notice before entering the property, stating the date, approximate time, and purpose of entry.

(b) Permitted Purposes. Entry is permitted for repairs, inspections, showing the property to prospective tenants or buyers, and emergencies.

(c) Emergencies. In the case of a genuine emergency (e.g., fire, flood, gas leak), the Landlord may enter without notice.

8. Pets

[SELECT ONE:]

Option A -- No Pets: No pets are permitted on the property without the prior written consent of the Landlord.

Option B -- Pets Allowed: The Tenant is permitted to keep the following pet(s): [DESCRIPTION -- e.g., "one (1) dog, not to exceed 50 lbs"]. A non-refundable pet deposit of \$[PET DEPOSIT AMOUNT] and monthly pet rent of \$[PET RENT] are required. The Tenant is responsible for all damage caused by the pet(s).

9. Subletting and Assignment

The Tenant shall not sublet the property or assign this Lease without the prior written consent of the Landlord. The Landlord agrees not to unreasonably withhold consent. Any approved subtenant must complete the Landlord's standard application process.

10. Termination

(a) End of Term. This Lease terminates at the end of the fixed term unless renewed or converted per Section 3(b).

(b) Early Termination by Tenant. The Tenant may terminate early by providing [60] days written notice and paying an early termination fee equal to [2] month(s) rent.

(c) Termination for Cause. Either party may terminate this Lease if the other party materially breaches its terms and fails to cure the breach within [14] days of written notice.

(d) Month-to-Month Termination. During any month-to-month period, either party may terminate by providing [30] days written notice.

11. Move-Out Procedures

(a) The Tenant shall return all keys, remotes, and access devices on or before the last day of the lease term.

(b) The property shall be returned in the same condition as at move-in, less normal wear and tear, as documented in the move-in inspection checklist.

(c) A move-out inspection shall be conducted jointly by both parties within [3] days of the Tenant vacating the property.

12. General Provisions

(a) Governing Law. This Lease shall be governed by the laws of the State of [STATE]. In the event of a conflict between this Lease and applicable state or local law, the law shall prevail.

(b) Notices. All notices shall be in writing and delivered to the addresses listed above, via personal delivery, certified mail, or email to [LANDLORD EMAIL] / [TENANT EMAIL].

(c) Severability. If any provision of this Lease is found unenforceable, the remaining provisions remain in full effect.

(d) Entire Agreement. This Lease constitutes the entire agreement between the parties regarding the rental of the property.

IN WITNESS WHEREOF, the parties have executed this Lease as of the Effective Date.

Landlord

Signature: _____

Name: [LANDLORD NAME]

Date: [DATE]

Tenant

Signature: _____

Name: [TENANT NAME]

Date: [DATE]