# ALASKA RENTAL LEASE AGREEMENT

## PARTIES.

This Alaska Lease Agreement ("Agreement") created on [DATE] between the **Lessor**, [OWNER/LANDLORD NAME], address of [ADDRESS] ("Landlord"), and **Lessee**, [TENANT NAME(S)] ("Tenant"), address of [ADDRESS].

## THE RENTAL PROPERTY.

Address: [PROPERTY ADDRESS]

## TERM.

This lease term starts on [START DATE] and ends on [END DATE].

## COMPENSATION.

I. **Rent:** The Tenant shall pay the monthly rent on [DATE] of every month in the total amount of [AMOUNT] to the Landlord.
II. **Late Fee:** No Grace Period in Alaska. Landlords have the right to issue a 7-day notice to quit if the Tenant fails to pay the rent.
III. **Security Deposits:** All deposits shall be paid by the Tenant to the Landlord on [DATE] in the total amount of [AMOUNT].
IV. **Maximum:** Landlord can request up to two (2) month's rent, unless rent is more than $2,000, in addition to any pet deposits and any additional liabilities requested by Tenant(s).
V. **Returns:** The Landlord must return security deposits within 14 days of the lease termination date unless Tenant did not give proper termination notice then the deposit return is within 30 days.
VI. **NSF Fee:** $30 per bounced check.

## UTILITIES.

The Tenant shall pay for all utilities and services EXCEPT for:
[LANDLORD'S UTILITIES & SERVICES]

## RIGHTS TO ENTRY

The Landlord must give Tenant(s) a 24-hour notice prior to the entry of the rental property for any maintenance, repairs, or showings, unless it's an emergency.

## PETS.

Pets: ☐ ALLOWED ☐ NOT ALLOWED on the Premises.

**⌊ SimpleForms**

Pet Deposit Amount: [AMOUNT]

**ADDITIONAL TERMS & CONDITIONS**.

[ADDITIONAL TERMS & CONDITIONS]

**SIGNATURES.**

**Landlord's Signature**: [SIGNATURE]          **Date**: [DATE]

Printed Name: [PRINTED NAME]

**Tenant Signature**: [SIGNATURE]          **Date**: [DATE]

Printed Name: [PRINTED NAME]

**⌐SimpleForms**