

HOUSE RENTAL LEASE AGREEMENT

This House Rental Lease Agreement (the "Agreement") is made and entered into as of [Date], by and between:

Landlord: _____

Address: _____

Phone: _____

Email: _____

AND

Tenant: _____

Address: _____

Phone: _____

Email: _____

1. PROPERTY DESCRIPTION

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

Rental Property Address: [Full Address of the Rental Property]

The premises include:

☐ House

☐ Apartment

☐ Condominium

☐ Other: [Specify]

2. TERM OF LEASE

- ☐ Fixed Lease: This lease begins on [Start Date] and ends on [End Date].
- ☐ Month-to-Month Lease: This lease begins on [Start Date] and continues on a monthly basis until terminated by either party with [Number] days' notice.

3. RENT PAYMENTS

The Tenant agrees to pay rent in the amount of \$ _____ per _____], due on the _____ of each month.

Payment shall be made by:

- ☐ Cash
- ☐ Check
- ☐ Bank Transfer
- ☐ Other : _____

Late Fee: If rent is not received by [Late Fee Date], a late fee of \$[Late Fee Amount] shall be applied.

4. SECURITY DEPOSIT

The Tenant shall pay a security deposit of \$[Deposit Amount], which will be held for damages beyond normal wear and tear. The deposit shall be refunded within [Number] days after the lease ends, subject to deductions for damages.

5. USE OF PROPERTY

The Tenant shall use the premises solely for residential purposes and shall not engage in illegal activities on the property.

6. UTILITIES AND SERVICES

The following utilities and services will be paid as follows:

Utility/Service	Paid by Landlord	Paid by Tenant
Electricity	☐ Yes ☐ No	☐ Yes ☐ No
Water & Sewer	☐ Yes ☐ No	☐ Yes ☐ No
Gas	☐ Yes ☐ No	☐ Yes ☐ No
Trash Removal	☐ Yes ☐ No	☐ Yes ☐ No
Internet & Cable	☐ Yes ☐ No	☐ Yes ☐ No

7. MAINTENANCE AND REPAIRS

The Tenant shall keep the property clean and notify the Landlord of any necessary repairs.

The Landlord shall be responsible for major repairs, except when caused by the Tenant's negligence.

8. PET POLICY

- ☐ Pets are not allowed on the premises.
- ☐ Pets are allowed with a pet deposit of \$[Amount] and subject to pet rules.

9. INSURANCE

The Tenant is ☐ required / ☐ not required to obtain renter's insurance for personal belongings and liability coverage.

10. SUBLETTING AND GUESTS

Subletting: The Tenant ☐ may / ☐ may not sublet the property without written consent from the Landlord.

Guests: The Tenant ☐ may / ☐ may not have guests stay longer than [Number] days without permission.

11. TERMINATION & RENEWAL

Either party may terminate this lease by providing [Number] days' written notice before the lease end date.

12. DEFAULT AND EVICTION

If the Tenant fails to pay rent or violates lease terms, the Landlord may:

- Issue a Notice to Pay or Quit for overdue rent.
- Issue a Notice to Cure or Quit for lease violations.
- Proceed with eviction in accordance with state law.

13. GOVERNING LAW

This lease agreement shall be governed and interpreted under the laws of the State of [State Name].

14. ADDITIONAL TERMS & CONDITIONS

15. SIGNATURES

Landlord's Signature: _____ Date: _____

Tenant's Signature: _____ Date: _____