

# Single Family Lease

Disclosure: This template should be used only as a basis that you can build off of with your state's specific disclosures. Please keep in mind it wasn't drawn up by a lawyer and is not state specific. Consult a real estate attorney to ensure you're abiding by state and local laws.

## Residential Lease for a Single Family Property

### Property Address

Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>
City	<input type="text"/>
Zipcode	<input type="text"/>
Tenant(s) Name	<input type="text"/>
Landlord Name	<input type="text"/>

### Landlord Mailing Address

Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>
City	<input type="text"/>
State	<input type="text"/>
Zipcode	<input type="text"/>

### Tenant Emergency Contact Information

Name	<input type="text"/>
Relationship	<input type="text"/>
Phone number	<input type="text"/>

The lease for this property is dated, and is between the landlord and the tenant.

# 1. Term of Agreement

	Month	Date	Year	Time
Starting Date of the Lease				
Ending Date of the Lease				

Unless checked below, this Lease will automatically renew for a Renewal Term of \_\_\_\_\_ month(s) (if not specified) at the ending date of this Lease or at the end of any Renewal Term unless proper notice is given.

Proper notice requires Tenant or Landlord to give at least \_\_\_\_\_ days written notice before Ending Date or before the end of any Renewal Term.

This Lease will Terminate on the Ending Date unless extended in writing.

# 2. Security Deposit

Security Deposit, in the amount of \$\_\_\_\_\_ will be held in escrow by Landlord, unless otherwise stated here \_\_\_\_\_ at (financial Institution): \_\_\_\_\_

When Tenant moves out of the property, tenant will return all keys and give Landlord written notice of Tenant's new mailing address where Landlord can return the Security Deposit. Within \_\_\_\_\_ days after Tenant moves from the Property, Landlord will give Tenant a written list of any damage to the Property for which the Landlord claims Tenant is responsible. Landlord may deduct repair costs and any unpaid Rent from Tenant's Security Deposit. Any remaining Security Deposit will be returned to Tenant within \_\_\_\_\_ days after Tenant moves from the Property.

# 3. Rent

Rent is due in advance, without demand, on or before the \_\_\_\_\_ day of each month.

The amount of Total Rent due during the Term is: \$ \_\_\_\_\_

The Rent due each month is: \$ \_\_\_\_\_

Rental payment should be paid via Mail \_\_\_\_\_ Online \_\_\_\_\_

Other \_\_\_\_\_

Landlord will accept the following methods of payment: Cash \_\_\_\_\_

Money Order \_\_\_\_\_ Personal Check \_\_\_\_\_ Credit Cards \_\_\_\_\_

Cashier's Check \_\_\_\_\_ Other \_\_\_\_\_

# 4. Late Fees & Returned Payment Fees

If the rent is more than \_\_\_\_\_ days late, the rent fee is \_\_\_\_\_. If a payment is returned by a financial institution for any reason, there will be a charge of \$ \_\_\_\_\_

## 5. Move in Money

	Due Date	Amount Paid	Amount Due
Security Deposit			
First Month's Rent			
Other			
Other			
<b>Total Move in Money Recieved</b>			
<b>Total Move in Money Due</b>			

## 6. Occupants

Tenant will use Property as a residence Only.

Not more than \_\_\_\_\_ people will live at the Property. List all other occupants who are not listed as Tenants in this Lease:

Name: \_\_\_\_\_ 18 or older

Name: \_\_\_\_\_ 18 or older

Name: \_\_\_\_\_ 18 or older

Service animals:

Type: \_\_\_\_\_ Breed: \_\_\_\_\_ Name: \_\_\_\_\_

## 7. Insurance

Tenant understands that Landlord's insurance does not cover Tenant, Tenant's property, or Tenant's guests. Tenant is advised to obtain property and liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while on the Property. IF CHECKED,  Tenant must have insurance policies providing at least \$\_\_\_\_\_ property insurance and \$\_\_\_\_\_ liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while on the Property. Tenant must maintain this insurance through the entire Term and any Renewal Term. Tenant will provide proof of insurance upon request. Tenant will notify Landlord within 10 days of changes to or cancellation of these policies. Landlord is not legally responsible for any injury or damage to Tenant or Tenant's guests that occurs on the Property.

## 8. Maintenance

Tenant has inspected the property and will accept the property in 'as is' condition except for the following

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Tenant is responsible for the first \$100 of maintenance and landlord is responsible to anything after that, excluding tenant caused damage.

The following appliances are included with the property:

Stove	<input type="text"/>	Garbage Disposal	<input type="text"/>
Refrigerator	<input type="text"/>	Microwave	<input type="text"/>
Dishwasher	<input type="text"/>	Air Conditioning	<input type="text"/>
Washer	<input type="text"/>	Units	<input type="text"/>
Dryer	<input type="text"/>	Other	<input type="text"/>

**Landlord is responsible for repairs to appliances listed above unless otherwise stated here:**

## 9. Utilities

Landlord and Tenant agree to pay for the charges for utilities and services provided for the Property as marked below. Landlord is not responsible for loss of service if interrupted by circumstances beyond the Landlord's control. Utility accounts paid by Tenant must remain active in Tenant's name until the end of the Lease Term. Tenant will be in default of this Lease if all utilities and services for which the tenant is responsible do not remain active.

	Landlord Pays	Tenant Pays
Cooking Gas/Fuel	<input type="text"/>	<input type="text"/>
Electricity	<input type="text"/>	<input type="text"/>
Heat	<input type="text"/>	<input type="text"/>
Hot Water	<input type="text"/>	<input type="text"/>
Cold Water	<input type="text"/>	<input type="text"/>
Trash Removal	<input type="text"/>	<input type="text"/>
Recycling Removal	<input type="text"/>	<input type="text"/>
Sewage Fees	<input type="text"/>	<input type="text"/>
Sewer Maintenance	<input type="text"/>	<input type="text"/>
Heater Maintenance	<input type="text"/>	<input type="text"/>
Cable/Satellite Television	<input type="text"/>	<input type="text"/>
Pest/Rodent Control/Bed Bugs	<input type="text"/>	<input type="text"/>
Snow/Ice Removal	<input type="text"/>	<input type="text"/>
Telephone Service	<input type="text"/>	<input type="text"/>
Lawn and Shrubbery	<input type="text"/>	<input type="text"/>



## 10. Landlord and Tenant Responsibilities

Landlord is responsible for providing \_\_\_\_\_ smoke detectors in the property, but it is the tenant's responsibility to change the batteries as needed. Landlord may have a mortgage on the Property. The rights of the mortgage lender come before the rights of the Tenant.

The tenant is responsible for keeping the property clean, safe and properly disposing of all trash and debris. Tenant must notify Landlord immediately of any repairs needed and must obey all federal, state, and local laws that relate to the Property. Tenant must Not destroy, damage or deface any part of the Property. Tenant needs written permission before painting, performing maintenance or making any changes to the property.

## 11. Subletting

Tenant may not transfer this Lease or sublease (rent to another person) the Property or any part of the Property without Landlord's written permission.

## 12. Quiet Enjoyment

Tenant has the right to quiet enjoyment and use of the leased property. Tenant must not disturb the peace and quiet of other tenants or neighbors.

## 13. Termination

If Tenant breaches Lease for any reason, Landlord can begin eviction proceedings without written notice, unless otherwise required by local ordinance. Landlord may legally evict tenant and take possession of the property by going to court. Tenant agrees to pay Landlord's legal fees and reasonable costs.

## 14. Laws, Rules and Addendums

Rules for the Property are Attached

Pet Addendum is Attached

State Specific Landlord Tenant Laws are Attached

## 15. Signatures

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Landlord Signature

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Tenant Signature