

GENERAL RESIDENTIAL LEASE AGREEMENT

NOTICE: This template provides general residential terms. Landlord-tenant statutes, deposit return deadlines, entry notice rules, and required disclosures vary by state and municipality. Customize all bracketed fields.

1. PARTIES & PREMISES

This Lease is entered into on [DATE] _____, by and between Landlord: [LANDLORD NAME] _____ and Tenant(s): [TENANT NAME(S)] _____.

Premises: Landlord leases to Tenant the dwelling located at: [PROPERTY ADDRESS, UNIT #, CITY, STATE, ZIP] _____.

2. LEASE TERM & OCCUPANCY

Term: Begins on [START DATE] _____ and terminates on [END DATE] _____ at 11:59 PM.

Authorized Occupants: Exclusively the named Tenants and designated minor dependents: [NAMES] _____.

3. MONTHLY RENT & PRORATION

Monthly Rent: \$[RENT] _____ due on or before the 1st day of each month.

Prorated First Month: \$[PRORATED AMOUNT] _____ for occupancy from [START DATE] _____ to [END OF MONTH] _____.

4. SECURITY DEPOSIT

Deposit Amount: \$[DEPOSIT] _____ held pursuant to state laws and returned post-tenancy less lawful deductions.

5. UTILITIES, MAINTENANCE & ENTRY

Utilities: Tenant pays [ELECTRIC / GAS / INTERNET]; Landlord pays [WATER / TRASH / SEWER].

Maintenance: Tenant maintains cleanliness and reports damage promptly.

Access: Landlord may enter with reasonable advance notice as required by state law, or immediately in emergencies.

6. SIGNATURES & EXECUTION

Landlord Signature: _____ Date: _____

Tenant Signature: _____ Date: _____