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A Simple 1-Page Lease Agreement is a legally binding rental contract between a landlord (lessor) and a tenant (lessee). It contains only the most necessary terms, such as the lease length and rent owed, to ensure both parties understand their basic contractual obligations of the tenancy.

STANDARD LEASE AGREEMENT

This Agreement is between _____ [Landlord's Name] of _____ [Street Address] in the City of _____, State of _____ hereinafter known as the "Landlord"

AND _____ hereinafter known as the "Tenant(s)" agree to the following:

OCCUPANTS: The Premises is to be occupied strictly as a residential dwelling with the following individual(s) in addition to the Tenant(s): _____ hereinafter known as the "Occupant(s)".

OFFER TO RENT: The Landlord hereby rents to the Tenant(s), subject to the following terms and conditions of this Agreement, a _____ [Type of residence such as: Apartment, Home, Condo, etc.] with the following mailing address _____ [Street Address] in the City of _____, State of _____ consisting of _____ Bathrooms and _____ Bedroom(s) hereinafter known as the "Premises".

PURPOSE: The Tenant(s) and any Occupant(s) may only use the Premises as a residential dwelling. It may not be used for storage, the manufacturing of any type of food or product, a professional service(s), or for any commercial use unless otherwise stated in this Agreement.

FURNISHINGS: The Premises is: - To be furnished with the following items: _____

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Why Use a Simple 1-Page Lease Agreement? There are many reasons to use a Simple 1-Page Lease Agreement.

While a standard residential lease agreement may cover every possible aspect of renting a property it may not be necessary. Clauses dealing with pets, subletting, and common areas may be too much when all you really need is those items essential to the agreement. Benefits of a 1-Page Lease Agreement Benefits of using a 1-Page Lease Agreement include: Attracting a Hesitant Tenant. A standard lease agreement can be long with several complex clauses included. If you find yourself with a qualified yet hesitant tenant, a 1-Page Lease Agreement may be a more approachable option. Easier to Read and Understand. Having everything on one page means that a tenant will not struggle to read through and understand any long complicated clauses.

LEASE AGREEMENT

This agreement is between the _____ [Landlord] and the _____ [Tenant] for the use of _____ [Address] in the City of _____, State of _____.

Whereas both parties have mutual interests in the health and productivity of the apartment building, and whereas the Tenant(s) desire to occupy the premises for residential purposes, and whereas the Landlord desires to rent the premises to the Tenant(s), the parties agree as follows:

- The premises shall be used only for residential purposes, including but not limited to: (a) living, sleeping, dining, and other domestic purposes; (b) storage of personal effects; and (c) other residential purposes.
- The Tenant(s) shall be responsible for the maintenance and repair of the premises, including but not limited to: (a) painting, wallpapering, and other decorative work; (b) plumbing, electrical, and other mechanical work; and (c) other maintenance and repair work.
- The Tenant(s) shall be responsible for the payment of all taxes, assessments, and other charges levied on the premises, including but not limited to: (a) property taxes; (b) water, sewer, and garbage charges; and (c) other charges.
- The Tenant(s) shall be responsible for the payment of all utility charges, including but not limited to: (a) electricity; (b) gas; (c) water; (d) sewer; (e) garbage; (f) telephone; (g) cable television; and (h) other utility charges.

If the tenant does have any questions, a landlord should have no problem providing clarification on these essential items. More Efficient. A 1-Page Lease Agreement forces both parties to prioritize the important items of the lease agreement. Instead of getting dragged down in multiple drafts of a long and complicated lease agreement, the parties can narrow their focus on the essential items. Drawbacks of a 1-Page Lease Agreement There are also some potential drawbacks. Those include: Missing Important Rules. With one page there is only so much space. You may not have room to discuss relevant rules such as pet rules or subletting. Not having this information included in the lease agreement could become a major issue down the road. Security Deposit Details. One page does not give you enough space to discuss, in detail, how the security deposit can be used and how it will be returned to the tenant. Damages. One page is not long enough to go into detail about damages, how they are determined and who is responsible. Handling Illegal Behavior.

Residential Lease Agreement

1. IDENTIFICATION OF PARTIES AND PREMISES. This Agreement is made and entered into this _____ day of _____, 20____, between the following parties:

Landlord: _____
Tenant: _____

1.1. The premises shall be used only for residential purposes, including but not limited to: (a) living, sleeping, dining, and other domestic purposes; (b) storage of personal effects; and (c) other residential purposes.

1.2. The Tenant(s) shall be responsible for the maintenance and repair of the premises, including but not limited to: (a) painting, wallpapering, and other decorative work; (b) plumbing, electrical, and other mechanical work; and (c) other maintenance and repair work.

1.3. The Tenant(s) shall be responsible for the payment of all taxes, assessments, and other charges levied on the premises, including but not limited to: (a) property taxes; (b) water, sewer, and garbage charges; and (c) other charges.

1.4. The Tenant(s) shall be responsible for the payment of all utility charges, including but not limited to: (a) electricity; (b) gas; (c) water; (d) sewer; (e) garbage; (f) telephone; (g) cable television; and (h) other utility charges.

2. INDIVIDUAL LIABILITIES. Each tenant who signs this residential lease agreement whether he/she is present or not shall be jointly and individually liable for full performance of each and every obligation of this agreement, not limited to payment of rent but also to be liable for any payment of damages caused to premises regardless of the fact whether these damages were caused by that tenant(s).

3. TERM OF THE LEASING. All terms of the lease agreement shall be commenced on _____/_____/_____ and shall continue from that date:

A single page will likely not address a landlord's rights when things go bad, such as handling a tenant involved in illegal activity. [jagorewulukupugaxiz.pdf](#) Remember, since you are using a shorter lease agreement, it is important that you do a thorough job screening your tenants. The last thing you want is a tenant causing problems and then claiming that their behavior was not in violation of any terms in the agreement. What to Include in a Simple Lease Agreement In order to make a simple lease agreement that fits on one page you can only include the most essential information. While a 1-Page Lease Agreement keeps things simple, make sure you still tailor it to your situation and any state law requirements. Essential Lease Terms and Conditions All leases should include the following information: Lease Terms. Specifically, whether it is a fixed lease or a month-to-month lease, and the start and end date for the lease term. Payments. Include all payments you will be requiring from the tenant. Signatures. Without signatures from both the landlord and tenants, the agreement will have no legal effect. Specific Items to Include in a Simple Lease Agreement Additionally, the following specifics are important to include as well: Date. The date the lease agreement goes into effect and is being signed. Parties. This will include the landlord and all tenants that will be bound by the lease agreement. It is also recommended that you include the address for the landlord so that the tenants know where to send their rent payment and any other correspondence. Premises. The full property address of the leased rental unit should be included at the beginning of the lease agreement. If there is a unit number make sure you include that as well. Lease Term. The agreement should indicate whether this is a fixed-term lease or a month-to-month lease. If a fixed-term lease, it should include the start and end date of the lease. If a month-to-month lease, it should include when the lease starts and the required notice for ending the lease. Many states require a certain amount of notice for terminating a month-to-month lease. Rent. Include the amount due each month, the date it's due and the method tenants can use to pay their rent (e.g., check, online transfer, etc.). You can also include a request for the last month's rent. This is often done to protect landlords from tenants that leave mid-tenancy or without notice. Late Rent. You should also include any details on what will occur for late rent payments. Just be aware of your state's laws as it applies to the amount of late fee you can charge and whether or not there is a required grace period. Click here for more information on handling issues with past due rent. Security Deposit. A security deposit is a reimbursable deposit used to protect the landlord in case a tenant violates the lease or causes damage beyond normal wear and tear to the property. Include the amount required for the security deposit (usually equal to one month's rent) as well as what items can be deducted from the security deposit. Click here for specific information on your state's security deposit laws. Condition. It is a good idea to make sure you have a short clause that requires the tenant to acknowledge that they received the property in good condition. Right of Entry. There will likely come a time when a landlord will need to enter a tenant's rental unit. Make sure you have a clause that highlights the notice you will provide tenants as well as the reasons you are allowed to enter the premises. Similar to late fees, the right of entry is subject to specific state laws. Utilities. Landlords should list the utilities that they will provide and inform the tenant that they are responsible for paying all other utilities. [wufimudebe.pdf](#) Other Terms. In this section, you can include any other essential terms you want in your agreement. If you are using our template or a form that contains a similar section, to avoid ambiguity, write "None" if there are no additional terms to the lease agreement. Signatures. Signatures are required from the Landlord as well as all tenants that are part of the lease agreement. These signatures are what make the agreement officially binding. Besides the specific content above, here are some tips to help write an effective lease agreement: Attach Certain Additional Items. If your property was built before 1978, federal law requires you to provide prospective tenants a Lead-Based Paint Disclosure. [B02825962B4.pdf](#) Also, you should provide the tenant with a Move In Checklist, which will be explained in more detail below. Your state or local laws may require additional attachments as well. Addendum. It may be that you have additional information you want to include outside the agreement but you do not want to use a longer traditional lease agreement. You can include an addendum with whatever additional information is important to your particular lease agreement. If you do choose to add an addendum, make sure you reference it in the agreement (possibly under the "Other Terms" section) and have separate signature lines on the addendum as well. Keep a Signed Copy. Both the landlord and tenant should keep a signed copy of the agreement. What to Do After Signing a Lease Agreement Send a Tenant Welcome Letter After signing the lease agreement, you will want to send your tenant a Tenant Welcome Letter. A Tenant Welcome Letter is a letter to formally welcome a new tenant before their lease begins. A Tenant Welcome Letter provides information to help the tenant make a smooth transition to their new home. Typically this will include resources, contact information, a reminder of important rules and responsibilities, and a Move In Checklist for the initial inspection. [natrona county jail visitation](#) Send a Move-In Inspection Checklist In addition to sending a Tenant Welcome Letter, you will also want to schedule a time to conduct a Move In Inspection with your tenant. Using a Tenant Move In Checklist, this inspection should document the condition of the property before a tenant moves in. This inspection will also ensure that the property is in good condition for the tenant and that the tenant has a clear understanding of the landlord's expectations for the property when moving out. Use our Lease Agreement to rent out your residential property. A Lease Agreement (or rental agreement) is a document that explains the terms under which a tenant rents a residential or commercial property from a landlord. [sbi online atm form pdf](#) Lease agreements are legally binding contracts that explain the obligations and rights of the tenant and landlord. Even if you're renting out a room in your house to a friend or family member, you need a lease agreement for legal protection if you encounter problems with your tenants. Table of Contents Lease Agreements By Type Here are some free lease agreement templates by type: Residential Lease Agreement Forms [For Landlords] Use this template to rent out a residential property for a fixed period of typically one year. This agreement includes the most essential and common clauses and can be used for a house, apartment, studio, condo, duplex, townhouse, basement, or mobile home. Use this template if you don't want to commit to renting out your property for a full year or more, but still need to protect your rights. Using a monthly lease allows you (and your tenant) to be flexible. Use this template to rent out your property for a short period of time (usually between 1-31 days), most commonly as a vacation rental. A short-term rental agreement explains to guests the rules of their stay, and what they can expect when they arrive. [android rounded corners drawable](#) Sublease Agreement Forms [For Tenants] Use this template to rent out a property (or just a room) when you're already renting the property from another landlord. For example, you may want to sublet a property if you need to move out but don't want to break your lease. Use this template when you're renting out a room in your property and need to set rules and boundaries. For example, you can use this agreement to explain how you'll divide rent and utility payments, and whether your tenant can have guests visit. Commercial/Other Lease Agreement Forms Use this template if you're renting out an office building, retail space, restaurant, industrial facility, or any property where the tenant will operate a business. Use this template to rent out a piece of land that does not have a property on it. [rise of kyoshi pdf free](#) A land or ground lease can have multiple purposes, including agricultural, residential, and commercial. Use this template to give the tenant the option to purchase the property at the end of the agreement. This type of lease helps a tenant who cannot purchase a property right away, and allows the seller to receive a steady income. You can further support your original lease agreement by modifying the terms with a lease amendment. Additionally, you can end an existing lease with a lease termination letter or extend a rental for another term with a lease renewal. Lease Agreements By State Find your state-specific residential lease agreement below. [cas-2 sample report](#) How to Write (Fill Out) a Lease/Rental Agreement Here's how to write a lease: 1. Name the parties A simple rental agreement form must name the parties signing the lease and where they live. First, you should write down the following: the landlord or property management company and their current address the tenant or tenants and their current address This is an example of where to write the Tenant and Landlord names in our lease template.

STANDARD BASIC LEASE AGREEMENT

Date of this Agreement: _____

Move-in Date: _____

Identification of Landlord and Tenant. This Agreement is entered into on the date _____ (Landlord) and _____ (Tenant). Each Tenant is jointly and severally liable for the payment performance of all other terms of this Agreement.

Identification of Premises. Subject to the terms and conditions in this Agreement, Tenant, and Tenant rents from Landlord, for residential purposes only, the Premises Street Address: _____ Unit # (if applicable): _____ City: _____ State: Michigan

with the following furnishings and appliances: _____

Rental of the Premises also includes: _____

Limits on Use and Occupancy. The Premises are to be used only as a private residence listed Tenant(s) and the following individuals: _____ Occupancy by guests for more than _____ is prohibited without consent and will be considered a breach of this Agreement.

Term of Tenancy. The rental will begin on _____, 20____ The Tenant agrees to leave the premises for the period of _____/_____/_____.

2. world geography textbook glencoe pdf Describe the premises The "premises" are the exact address and type of rented property, such as an apartment, house, or condominium. An example of the "Premises" section from our rental agreement template. 3. Define the term of the lease The "term" is the length of time a tenant will rent the listed property. macmillan essential dictionary pdf A standard lease agreement should detail when the lease term begins and ends.

RENTAL AGREEMENT (GENERIC)

THIS AGREEMENT is made this _____ (Date) between _____ of _____ (Address), hereinafter called Owner, and _____ of _____ (Address), hereinafter called Renter.

PROPERTY DESCRIPTION

The Owner warrants that to the best of his/her knowledge and belief the aforesaid property is free of faults or deficiencies which would affect its safe and dependable operation under normal and prudent usage.

RENTAL PERIOD

The Owner agrees to rent the above-described property to the Renter for a period of _____ (Time Period), beginning _____ (Date) and ending _____ (Date).

USE OF PROPERTY

The Renter further agrees that the rented property shall [1] not be used beyond any rated capacity; [2] shall not be used for any illegal purpose; [3] shall not be used in any manner for which it was not designed, built, or designated by the manufacturer; [4] will not be used in a

Furthermore, a lease can either be fixed-term or month-to-month. A fixed-term rental lease means the agreement is set for a predetermined or fixed period. This lease expires on the end date listed in the agreement (usually up to 6 months, one year, or two years from the start date). A month-to-month rental lease means the agreement lasts one month with no defined end date. 26592034560.pdf It continues monthly until either the landlord or tenant terminates the agreement. An example of the "Term" section from our printable lease agreement. 4. Set how much rent is owed A lease agreement must explicitly list the monthly rental amount and outline the consequences of late rent. It's up to the landlord to decide how much to charge for rent, but the cost is usually comparable to other properties within the same area. In addition, standard rent control laws may limit the amount you can charge for rent. Check your local rent control ordinance to ensure your lease agreement complies with those regulations. This is an example of our free lease agreement's "Rent" and "Additional Rent" sections. 5. Assign a security deposit amount A security deposit is a set amount of money usually collected at the beginning of the lease. Landlords have the right to collect a security deposit from their tenants. Still, their states' security deposit laws define what landlords can use that money for (check the security deposit laws of your state). steelwater_gun_safe_manual_6. Finalize the lease Once you finish discussing the details with your tenant, remember to: Print – print at least two copies of the rental lease for you and the other party Sign – sign and date the lease agreement form (both the tenant(s) and landlord) Save – file a hard copy of the signed document safely and consider scanning an electronic copy for extra safekeeping. Whether you're an experienced or first-time landlord, you can use these resources and guides to understand in simple terms what the law says about leases and rental contracts: Follow the steps below to rent your property easily: 1. Show your rental unit to tenants The first step in renting out a house or an apartment form is to allow people to view the property. If tenants like the property and want to move in, they will likely inquire about the rent amount. Hosting viewings can be inconvenient if you have multiple properties, so many landlords hire a property management company to show their rental units to potential tenants. 2. Give the tenant a rental application form to fill out Once you agree on the rent price, the tenant should fill out a rental application. This form helps the landlord screen the tenant, and it includes information such as the applicants: Name Current address Place of employment Income level Rental references The tenant can confirm their workplace using an employment verification letter: thomas_calculus_13th_edition_solution_pdf_free_download This document is accessible for renters to show proof of income. Typically, landlords require a small, non-refundable fee from the tenant to process the rental application.

Foreclosure Notice (Word) – the tenant should provide this during the lease if you must explain that the rental agreement terminates on a specified date. Illegal Substance Contamination Disclosure (Word) – notifies the tenant if parts of the property have been contaminated by the manufacturing or storing of an illicit substance (such as methamphetamine) Mold Disclosure (Word) – notifies the tenant that the property may contain mold and whether the landlord will fix it. Notice of Abandoned Personal Property (Word) – tells the tenant that they left something in the unit when they moved out and need to collect it before it's thrown out. Pet Addendum (Word) – a pet addendum states the rules regarding pets at the property. Shared Utilities Disclosure (Word) – explains how utilities are calculated and shared between multiple residents. first day of school activities 6th grade pdf printables worksheets printable Smoking Lease Addendum (PDF) – a smoking lease addendum tells the tenant whether they can smoke tobacco or marijuana on the property. Landlord and Tenant Laws by State Federal law recognizes that landlords and tenants have individual legal rights and obligations. Find out what the law in your state says about your rights using the table below, or check the following specific laws for your property: State Laws on Landlord's Access to Rental Property Tenants have the right to privacy when they rent a property. However, there may be reasons why a landlord needs to access the property, such as for maintenance or inspections. Nearly every state requires a landlord to give advance notice to their tenants before accessing a rental unit. Use the table below to check how much notice you need to give in your state and check the relevant law: Security Deposit Laws Each state regulates the maximum amount of money a landlord can collect as a security deposit from a tenant. Some states also require landlords to return security deposits to tenants within a specific time (potentially with interest). Usually, a landlord can deduct the following costs from the tenant's security deposit: Unpaid rent Cleaning costs Key replacement costs Cost to repair damages above ordinary wear and tear Any other amount legally allowable under the lease Use the table below to see the maximum security deposit limit in your state, whether it needs to be held in a separate account, and how much time you have to refund it after the lease ends: State Maximum Deposit Limit Held in Separate Account Refund Law AL 1 month's rent Not required 35 days to return deposit § 35-9A-201 AK 2 months' rent, unless monthly rent is greater than \$2000 Escrow account required - 14 days to return deposit - 30 days to return deposit if tenant doesn't provide proper notice § 34.03.070 AZ 1½ months' rent, unless tenant volunteers to pay more Not required 14 days to return deposit § 33-1321 AR 2 months' rent unless landlord owns fewer than 6 rental units Not required 60 days to return deposit § 18-16-304, 18-16-305 CA 2 months' rent (if unfurnished) or 3 months' rent (if furnished) Not required 21 days to return deposit § Civil Code 1950.5 CO No regulation Not required - 30 days to return deposit unless otherwise stated in the lease - 60 days maximum if not stated in the lease § 38-12-103, 38-12-104 CT - 2 months' rent if tenant is under 62 years old - 1 month's rent if tenant is over 62 years old Interest-bearing account required 30 days to return deposit § 47a-21 to 47a-22a DE 1 month's rent for 1-year lease agreements (if unfurnished) Escrow account required 30 days to return deposit Title 25, Chapter 53 FL No regulation Interest-bearing or non interest-bearing escrow account required (landlord's choice) - 15 days to return deposit - 30 days if any amount is retained § 83.49 GA No regulation Escrow account required except if landlord owns fewer than 11 rental units (unless managed by a third party) 30 days to return deposit § 44-7-31 to 44-7-37 HI 1 month's rent Not required 14 days to return deposit § 521-44 ID No regulation Not required - 21 days to return deposit unless otherwise stated in the lease - 30 days maximum if not stated in the lease § 32-31-3 IA 2 months' rent Federally-insured account required 30 days to return deposit § 562A.12 KS 1 month's rent (if unfurnished) or 1½ months' rent (if furnished) Not required 30 days to return deposit § 58-2550 KY No regulation Escrow account required 30 days to return deposit § 383-580 LA No regulation Not required 30 days to return deposit RS 9:3251 ME 2 months' rent Not required 30 days to return deposit Chapter 710-A MD 2 months' rent Escrow account required 45 days to return deposit § 8-202 MA 1 month's rent Interest-bearing escrow account required 30 days to return deposit Chapter 186, Section 15B MI 1½ months' rent Not required 30 days to return deposit § 554.602 to 554.615 MN No regulation Not required 21 days to return deposit § 504B.178 MS No regulation Not required 45 days to return deposit § 89-8-21 MO 2 months' rent Not required 30 days to return deposit § 535.300 MT No regulation Not required - 10 days to return deposit - 30 days if any amount is retained § 70-25-201 to 70-25-206 NE 1 month's rent Not required 14 days to return deposit § 17-1416 NV 3 months' rent Not required 30 days to return deposit § 118A.242 to 118A.250 NH 1 month's rent or \$100 (whichever is greater) Not required 30 days to return deposit § 540-A:6 to 540-A:8 NJ 1½ months' rent Not required 30 days to return deposit § 46:8-19 NM - 1 month's rent for lease terms less than 1 year - No limit for lease terms greater than 1 year Not required 30 days to return deposit § 47-8-18 NY No regulation Not required 14 days to return deposit Emergency Tenant Protection Act 576/74 NC - 2 weeks' rent for week-to-week lease agreements - 1½ months' rent for month-to-month lease agreements - 2 months' rent for yearly leases Trust account or bank bond required - 30 days to return deposit - 60 days to return deposit if damages exceed 1 month's rent Article 6 Tenant Security Deposit Act ND 1 month's rent Escrow account required 30 days to return deposit § 47-16-07.1 OH No regulation Not required 30 days to return deposit § 5321.16 OK No regulation Federally-insured escrow account required 30 days to return deposit Title 41 §41-115 OR No regulation Not required 31 days to return deposit ORS 90.300 PA 2 months' rent Escrow account required for deposits greater than \$100 or any amount held for longer than 2 years 30 days to return deposit Landlord Tenant Act Section 511-512 RI 1 month's rent Not required 20 days to return deposit § 34-18-19 SC No regulation Not required 30 days to return deposit § 27-40-410 SD 1 month's rent Not required 14 days to return deposit § 43-32-6.1, § 43-32-24 TN No regulation Escrow account required 30 days to return deposit § 66-28-301 TX No regulation Not required 30 days to return deposit § 92.101 - 92.110 UT No regulation Not required 30 days to return deposit Title 57 Chapter 17 VT No regulation Not required 14 days to return deposit 9 V.S.A. § 4461 WA 2 months' rent Not required 45 days to return deposit § 55.1-1226 WA No regulation Escrow account required 21 days to return deposit § 59.18.253, 59.18.260 - 59.18.285 WV No regulation Not required 60 days to return deposit Chapter 37 Article 6A WI No regulation Not required 21 days to return deposit ATP § 134.06 WY No regulation Not required - 30 days to return deposit - 60 days if any amount is retained § 1-21-1208 Rental/Lease Agreement Glossary Here are some helpful definitions for the legal language commonly used in lease and rental agreement forms: Access: the right to enter a property. Accidents: artificial or naturally occurring events that may damage a property (fire, flood, earthquake, etc.). Alterations: modifications made to a property. Appliances: standard home equipment like a refrigerator or dishwasher. Assignment: the transfer of an interest in a lease. Attorney Fees: a payment made to a lawyer.

Condemnation: the government is seizing private property for a public purpose, such as highway construction. Default: when a breach of contract occurs and persists, such as not paying rent or violating other terms of a rental lease agreement. Furniture: standard home equipment such as couches, tables, beds, etc. neoclassical geek revival rpg pdf free Guarantor / Co-Signer: someone accountable for paying rent if the tenant cannot do so. Guests: short-term occupants of a rental property. Joint and several liabilities: two or more people are independently held accountable for damages, regardless of who is at fault. Late Rent Fee: an additional, reasonable sum of money paid by a tenant after making a rent payment past the due date listed in the lease agreement. Noise Policy: a provision of a lease agreement outlining "quiet hours" in the apartment building, condominium, or neighborhood. Notice: a written announcement of some fact or observation. Option to Purchase: the tenant's right to purchase the rental property later. Parking: designated spaces where the tenant can keep their vehicles. Pet Policy: the permission or restriction of a tenant's ability to have an animal in a rental property. Property Maintenance: preserving a rental unit and who is responsible. Such as cutting the grass, removing the garbage, or unclogging the kitchen and bathroom drains.

Write the street (physical) address of the rented property, including the apartment/unit number (if applicable), city, state, and zip code. 4. Storage. Specify whether or not the rental property includes storage space. If yes, describe the storage space. 5. Furnishings. State whether or not the rental property includes furnishings. If yes, provide a list of the furnishings included with the rental. 6. Additional Description. If any additional information would help describe the property, include it here. Step 3 – Identify Lease Term 7. Term. Note whether the lease term is for a fixed set of time or if it will continue on a month-to-month basis. The term is when the landlord will rent the property to the tenant. 8. Fixed Lease. If this is a fixed lease, provide the start and end date for the lease term. 9. Month-to-Month Lease. If this is a month-to-month lease, provide only the start date of the lease. Step 4 – Write Rent Details 10. Rent. Specify the dollar amount of the monthly rent payment, the day the rent is due (e.g., the 5th day), and the payment method. 11. Proration. State whether the rent shall be prorated for any lease term of less than one month. 12. Bounced Checks. Specify the amount the landlord charges for any bounced checks.

Step 5 – Fill in Guaranty Information 13. Guaranty. Note whether or not a guarantor is required for the tenant under this lease. If yes, provide the guarantor's full name and address. Step 6 – Describe Any Late Fees 14. Late Fee. Specify whether or not the landlord charges a late fee if the rent is not paid on time. If yes, specify the day of the month the rent will be considered late and the number of days for any grace period. If a late fee is assessed, select whether the late fee will be a set dollar amount (including the amount) or a percentage amount. Step 7 – Enter Utilities Details 15. Utilities. State if the landlord is responsible for any utilities and, if so, indicate which utilities (typically, the tenant is responsible for all utilities). Step 8 – Note Security Deposit 16. Security Deposit. Provide the dollar amount of the security deposit the tenant shall pay the landlord. 17. Return of Deposit and Interest. Note the number of days after the end of this agreement that the landlord will return the security deposit (less any amounts under this section) to the tenant. Specify whether or not the security deposit shall be held in an interest-bearing account.

*Note that most states have laws regarding security deposits, including the amount, where the landlord saves the deposit, how the landlord can use it, and when the landlord must return it to the tenant. Step 9 – Note Use of Premises 18. Use of Premises. The tenant and the tenant's immediate family will use the property for residential purposes. In addition, the tenant is responsible for any damage to the property caused by their guests. Provide for any additional guest or visitor policy. Step 10 – Identify the Condition of the Premises 19. Condition of Premises. The tenant agrees to the current condition of the appliances, fixtures, and furnishings (if applicable) other than any exceptions added here. Step 11 – Maintenance and Repairs 20. Maintenance and Repairs. The tenant agrees to maintain the property and not remove any appliances, fixtures, and furnishings (if applicable). If the property has an outside area or grounds, the tenant also agrees to maintain those. Step 12 – Choose the Rules and Regulations Option 21. Rules and Regulations. Specify whether or not there are separate rules and regulations for the rental property. If yes, a sample "Exhibit A – Rules and Regulations" is included at the end of this agreement for your reference. Step 13 – Note Military Clause Option 22. Military Clause. State whether or not the tenant may terminate the lease agreement early for activity duty in the US armed forces. Step 14 – Choose the Smoking Option 23. Smoking. Note whether or not the landlord permits or prohibits smoking on the property. Step 15 – Enter Pet Option 24. Pets. Specify whether or not tenants can keep pets on the property. If yes, state the type of pet(s) and the amount of any pet deposit. Step 16 – Choose Inspection Checklist Option 25. Inspection Checklist. Note whether or not the tenant must complete an inspection checklist at the time of move-in. If yes, a sample "Exhibit B – Rental Inspection Checklist" is included at the end of this agreement for your reference. Step 17 – Note Renter's Insurance Option 26. Renter's Insurance. State whether or not the tenant must obtain a renter's insurance policy.

If yes, the policy must have at least \$100,000 of personal liability coverage, and the landlord must be named as an interested party or additional insured. Step 18 – Choose the Assignment and Subletting Option 27. Assignment and Subletting. Specify whether or not the tenant can assign or sublease any part of the property. If allowed, specify whether the tenant must obtain the landlord's written consent to assign or sublease. Step 19 – Fill in Default Details 28. Default. In the event of default (other than failure to pay rent), the landlord may give the tenant notice and the opportunity to correct the default. Provide the number of days the tenant has to correct the default. If the default is the tenant's failure to pay rent, provide the number of days after receipt of the landlord's notice that the landlord can terminate this agreement. *Note most states have laws regarding the amount of notice a landlord must give a tenant for failure to pay rent or violations of lease terms. Step 20 – Choose the Lead Disclosure Option 29. Lead Disclosure. If the property was built before 1978, the landlord must disclose whether or not there are known lead-based paint or lead-based paint hazards on the property. A "Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards" is included at the end of this agreement for your reference. Step 21 – Enter Notices Information 30. Notices. All notices must be in writing. Provide the address where the landlord and tenant should send notices. Step 22 – Fill in Governing Law State 31. State Law. Provide the state's laws that will govern the construction of this agreement. Step 23 – Write Disputes Details 32. Disputes. If there is a dispute, specify whether the dispute will be resolved through court litigation, binding arbitration, mediation, or mediation then arbitration. Step 24 – Write Miscellaneous Terms and Information 33. Miscellaneous. Note any other provisions not already included in this agreement. The following standard residential lease agreement works for all states except California, Florida, and Washington, DC. View our filled-out rental lease example to see a completed residential lease agreement. Use these free printable lease agreement templates or create a customized document using our easy step-by-step builder. Frequently Asked Questions (FAQs) A lease is a legally binding contract used when a landlord (the "lessor") rents out a property to a tenant (the "lessee"). This written agreement states the rental terms, such as how long the tenant will rent the property and how much they will pay, in addition to the repercussions for breaking the agreement. A lease is also commonly called a lease agreement, a rental agreement, a rental contract, a lease form, a rental lease agreement, an apartment lease, a tenancy agreement, and a house rental agreement. You need a lease agreement because it explains your responsibilities as a landlord, sets rules for the tenants living in your property, and is often required by state law. A lease agreement helps you avoid disputes with your tenants and fix problems when they arise. Suppose you rent out a property but don't use a lease agreement. In that case, you could lose rent money, be liable for illegal activities on the property, receive penalties for unpaid utility costs, or spend a lot on property damage repairs and lawyer fees. Anyone renting a home, land, or commercial building should have a lease agreement. All adult tenants must be given a copy of the lease agreement after signing it. Landlords and property managers should also keep a copy on file. You rent out a room in your house by using a lease agreement stating you're renting out a room, not the entire property. If you're a tenant living in a rental property, you can sublet a room to another tenant using a room rental agreement. A standard residential lease and a room rental agreement allow you to establish quiet hours; times guests can visit, how to divide utility payments, and rules regarding pets, smoking, and parking. Both parties sign the agreement to rent a room, and the landlord collects a security deposit from the tenant before handing over the keys. The difference between a lease and a rental agreement is the duration of the contract. Lease agreements are typically long-term (12 to 24 months), whereas rental agreements are usually short-term (a few weeks or months). If you decide whether a lease or rent is best for you, remember that a lease agreement provides more security, but a rental agreement offers more flexibility. Your responsibilities as a landlord include the following: Repairing and maintaining the normal wear and tear of appliances like the air conditioner or heater. Respect a tenant's right to "quiet enjoyment" (living without disturbances). For example, you should not visit the property unnecessarily and deal with problems that cause noise (such as dogs barking). Provide a safe and clean home to the tenant for the lease term. Examples include getting rid of mold, resolving water damage, and fixing ventilation problems. Return the tenant's security deposit if the tenant treats the property respectfully and the rental is in good condition at the end of the lease term. Give the tenant advance notice when you must enter the premises to fix something or show someone the property. Landlords' responsibilities differ according to state landlord-tenant laws, which describe how a landlord should handle access to the property, security deposits, and evictions. If a tenant violates a lease, the landlord may try to resolve the problem by allowing the tenant to fix it (unless the violation is significant, such as using the property to sell or manufacture illegal drugs). If the issue is not resolved within a specific period (as set by state law), the landlord can begin eviction to remove the tenant. Common lease violations include unpaid rent and utility bills, damage to the property, and the tenant breaking the law. You should include the following information and clauses in a lease agreement: Names of all tenants: write the names of every adult living on the property. Term: State the lease's duration and whether it's for a fixed period or will automatically renew. Rent: set the amount of money the tenant will pay to live in the property and which day of the month the tenant will pay the rent. Premises: describe the property and where it is located. Security deposit: assign an amount of money the tenant will give the landlord to hold in case of any damages Depending on your property and its location, you may need to include some common disclosure and addendums that address specific situations such as smoking or pets.