

# RESIDENTIAL RENTAL AGREEMENT

This Rental Agreement is made on [DATE] between [LANDLORD NAME], of [ADDRESS] (the "Landlord"), and [TENANT NAME], of [ADDRESS] (the "Tenant"), for the property at [PROPERTY ADDRESS] (the "Premises").

**The Parties agree as follows:**

## 1. Term

The tenancy begins on [START DATE] and ends on [END DATE], for a term of [DURATION]. Renewal is by mutual written agreement.

## 2. Rent

Rent is [AMOUNT] per [MONTH/YEAR], payable in advance on the [DAY] of each [PERIOD] by [PAYMENT METHOD].

## 3. Security Deposit

The Tenant shall pay a deposit of [AMOUNT], refundable within [NUMBER] days of the end of the tenancy, less lawful deductions for damage beyond normal wear and tear or unpaid amounts.

## 4. Use of Premises

The Premises shall be used as a private residence only, occupied by no more than [NUMBER] persons, and not for any unlawful purpose.

## 5. Utilities

[Specify which utilities — electricity, water, gas, internet — are paid by the Tenant and which by the Landlord.]

## 6. Maintenance and Repairs

The Tenant shall keep the Premises clean and report damage promptly. The Landlord is responsible for structural and major repairs; the Tenant is responsible for damage caused by misuse.

## 7. Alterations

The Tenant shall not make alterations, install fixtures or change locks without the Landlord's prior written consent.

## 8. Entry

The Landlord may enter with at least [24] hours' notice for inspection or repairs, or immediately in an emergency.

## 9. Subletting

The Tenant shall not sublet or assign the Premises without the Landlord's written consent.

## 10. Termination and Notice

Either party may end the tenancy at the end of the term with [NUMBER] days' written notice. Early termination terms: [SPECIFY].

## 11. Governing Law

This Agreement is governed by the laws of [JURISDICTION], and any applicable tenancy regulations prevail over inconsistent terms.

IN WITNESS WHEREOF, the parties have executed this agreement on the date first written above.

LANDLORD

TENANT

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: [Name]

Name: [Name]

Date: \_\_\_\_\_

Date: \_\_\_\_\_