

Residential Lease Agreement

A lease for a home between a landlord and a tenant. Template v1.0.

Date of this lease: _____

Landlord: _____

Tenant: _____

1. The home

The Landlord rents to the Tenant the home at this address, with the fixtures and appliances in it (the Home):

Other people who will live in the Home:

2. Term

The tenancy starts on: _____

Length of the tenancy: _____

If the tenancy is month to month, either party may end it by giving the written notice the law where the Home is requires. If it is for a fixed term and the Tenant stays on after it ends with the Landlord's agreement, the tenancy continues month to month on the same terms.

3. Rent

Rent per month: _____

The rent is due on this day of each month: _____

How the rent is paid: _____

Late fee, if any: _____

The Landlord gives the Tenant a receipt for any payment made in cash. A late fee applies only as far as the law where the Home is allows it.

4. Security deposit

Security deposit: _____

The Landlord holds the deposit as the law requires and returns it, with any interest the law requires, within the time the law sets after the Tenant moves out, less unpaid rent and the cost of repairing damage beyond normal wear and tear. The Landlord gives the Tenant a written list of any deductions.

5. Utilities and services

The Tenant pays for these utilities and services. The Landlord pays for the rest:

6. Use of the Home

- (a) The Tenant uses the Home only as a private residence for the people named in this lease and their occasional guests.
- (b) The Tenant keeps the Home clean and safe and does not disturb the neighbours.
- (c) The Tenant does not make alterations, paint or change the locks without the Landlord's written consent.
- (d) The Tenant does not sublet the Home or assign this lease without the Landlord's written consent.
- (e) Nobody smokes in the Home unless the Landlord agrees in writing.

Pets: _____

7. Repairs

The Landlord keeps the Home in good repair and fit to live in, as the law requires, including the structure, heating, plumbing and electrical systems. The Tenant tells the Landlord promptly about any damage or needed repair, and pays for damage that the Tenant, other occupants or guests cause beyond normal wear and tear.

8. Entry

The Landlord may enter the Home to inspect it, make repairs or show it, at a reasonable time and after giving the notice the law requires. In an emergency the Landlord may enter without notice.

9. Moving out

At the end of the tenancy the Tenant leaves the Home clean, returns all keys and removes all belongings. The parties may inspect the Home together before the Tenant leaves.

10. Breach

If either party breaks a material term of this lease, the other party may end it as the law where the Home is allows. Nothing in this lease takes away a right the law gives a tenant or a landlord.

11. Governing law

This lease is governed by the laws of:

12. Whole agreement

This lease, with any addendum both parties sign, is the whole agreement about the Home. A change is valid only in writing signed by both parties. If a term cannot be enforced, the rest of the lease still applies.

Tenant phone (the Tenant fills this in): _____

Tenant

Signature

Name

Date

Landlord

Signature

Name

Date