

# RENTAL LEASE AGREEMENT

The Tenant(s) known as \_\_\_\_\_, hereby agree to rent the dwelling located at \_\_\_\_\_ .The premises are to be occupied by the above named tenants only. The Tenant may not sublet premises.

**TERM.** The term shall commence on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \$\_\_\_\_\_ per month payable on the \_\_\_\_\_ day of each month in full.

**LATE FEES.** In the event rent is not paid by the \_\_\_\_ day after due date, Tenant agrees to pay a late charge of \$\_\_\_\_\_.

**UTILITIES.** Tenant shall be responsible for the payment of the following utilities: water, electric, gas, heating fuel, Telephone.

**APPLIANCES.** Appliances provided in this rental are: \_\_\_\_ stove, \_\_\_\_ refrigerator, \_\_\_\_ dishwasher, \_\_\_\_ washing machine, \_\_\_\_ dryer, \_\_\_\_ air conditioner(s), \_\_\_\_\_ (other). Repairs will be paid for by Tenants if damage results due to negligence of Tenants.

**SECURITY.** Amount of security deposit is \$\_\_\_\_\_. Security shall be held by Landlord until the time said Tenants have vacated the premises and Landlord has inspected it for damages. Tenant shall not have the right to apply Security Deposit in payment of any rent. Security deposits must be raised proportionately with rent increases.

**INSURANCE.** Tenant is responsible for liability/fire insurance coverage on premises. Tenant agrees to obtain a "Renter's Insurance" policy and to provide Owner or agent with a copy of policy within seven (7) days of lease execution.

**NOTICES.** Should tenant decide to vacate the premises, a \_\_\_\_\_ day written notice to the landlord is required. Should landlord decide to have tenants vacated, a \_\_\_\_\_ day written notice is required. Tenant agrees to allow premises to be shown at any and all reasonable times for re-rental.

**REAL ESTATE COMMISSION** (If applicable). In the event a commission was earned by a real estate broker, Tenant shall not take possession of the premises unless all fees due are paid in full as agreed. Commission is payable when this lease is signed by the Tenant(s). It is solely for locating the rental for the Tenant and is not refundable under any circumstances regardless of any disputes or conditions between the Landlord and Tenant before or after occupancy is taken.

**ACKNOWLEDGMENT** Tenants hereby acknowledge that they have read, understand and agree to all parts of this document, and have received a copy.

	AMOUNT RECEIVED	BALANCE DUE
RENT:	_____	_____
SECURITY DEP:	_____	_____
BROKER'S FEE:	_____	_____
OTHER FEE(S):	_____	_____

**THE UNDERSIGNED TENANT(S) ACKNOWLEDGES RECEIPT OF A COPY HEREOF.**

**LANDLORD SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

**TENANT SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

**TENANT SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

