

RESIDENTIAL LEASE AGREEMENT

Effective date: [DATE]. Complete the bracketed fields and remove unused options before signing.

Landlord: [FULL LEGAL NAME], [ADDRESS], [NOTICE EMAIL].

Tenant: [FULL LEGAL NAME], [ADDRESS], [NOTICE EMAIL].

1. PREMISES AND TERM

Address and included areas: [DETAILS]. Authorized occupants: [NAMES]. Term begins [DATE] and ends or renews under [TERMS]. Keys and access devices provided: [LIST]. Required disclosures, certificates and additional tenancy terms: [LIST AND ATTACH OR NONE].

2. RENT AND DEPOSIT

Rent: [AMOUNT AND CURRENCY] per [PERIOD], due [DATE / METHOD]. Deposit: [AMOUNT], held and protected under [REQUIRED ARRANGEMENTS]. Utilities and other agreed charges: [ALLOCATION]. Any increases, deductions or late charges must comply with mandatory tenancy rules. Return the deposit with an itemized statement within the required period.

3. CONDITION AND MAINTENANCE

The parties complete the condition record below at move-in and move-out. The landlord maintains legally required habitability and safety standards. The tenant promptly reports defects, takes reasonable care and is responsible for damage caused by misuse, excluding ordinary wear. Repair reporting and emergency contact: [DETAILS].

4. USE AND ACCESS

Residential use only. Pets, smoking, alterations and subletting: [AGREED TERMS], subject to mandatory rights. Landlord entry requires lawful reasons and required notice, except lawful emergency access. The tenant is entitled to quiet enjoyment.

5. ENDING THE TENANCY

Renewal and termination notice: [TERMS], subject to mandatory notice and eviction procedures. No unlawful lockout or self-help repossession is authorized. On departure, return keys, remove belongings and leave the premises in the agreed condition, allowing ordinary wear. Final rent and deposit accounting: [PROCESS].

6. NOTICES AND CHANGES

Notices must be sent to the addresses above by [AGREED DELIVERY METHOD] and take effect on [AGREED RECEIPT RULE]. Each party must promptly notify the other of changed contact details. Changes to this agreement must be recorded in writing and accepted by all affected parties.

7. LAW AND DISPUTES

Governing law: [AGREED LAW]. Courts or other agreed dispute process: [FORUM AND PROCESS]. The parties will first try to resolve a dispute through their named contacts for [NUMBER] days, without preventing urgent relief or missing a legal deadline. Nothing in this agreement removes rights or requirements that cannot lawfully be excluded.

8. COMPLETE AGREEMENT

This document and its completed schedules record the agreement on this subject. If a term cannot be enforced, the remaining terms continue to the extent permitted. Each signatory confirms authority to sign for the named party. Counterparts and electronic signatures may be used where permitted; any additional signing formalities must still be completed.

SCHEDULE A - CONDITION AND CHARGES

Room / item: [DETAILS]. Existing damage: [DETAILS]. Photos and date: [REFERENCE]. Meter readings: [DETAILS]. Utility / responsible party / charging basis: [DETAILS]. Move-in confirmation: [NAMES AND DATE]. Move-out findings: [DETAILS].

SIGNATURES

Landlord: [NAME]

Signature: _____ Date: _____

Signing capacity, if applicable: [TITLE / CAPACITY]

Tenant: [NAME]

Signature: _____ Date: _____

Signing capacity, if applicable: [TITLE / CAPACITY]