

## LEASE AGREEMENT

This lease agreement is made this [ENTER - NUMBER] day of [ENTER - MONTH], [ENTER - YEAR], between the following parties:

**Landlord:**

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Address:

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Phone #:

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**Tenant(s):**

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Address:

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Phone #:

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**Rental Property:**

The property being leased by the landlord to the tenant(s) is located at [ENTER - ADDRESS] and includes the following furnishing, appliances, etc. [ENTER - EXACTLY WHAT IS INCLUDED]. These furnishings, appliances, etc. need to be returned in the same condition, minus normal wear and tear, at the end of the lease term.

**Lease Term:**

The rental accommodation is leased for a term of [ENTER - NUMBER OF MONTHS], beginning on [ENTER - TERM START DATE] and concluding on [ENTER - TERM END DATE]. The tenant(s) will take possession at [ENTER - TIME] on the lease start date and will surrender possession at [ENTER - TIME] on the lease end date.

**Rental Rate:**

The monthly rental rate shall be [ENTER - \$ AMOUNT] per month, which is to be paid on [ENTER - DAY] of each month. Rent payments are to be made by [ENTER - HOW TENANTS ARE EXPECTED TO PAY / THE OPTIONS OF PAYMENT]. In the event that a rent payment(s) are not made in full upon the due date, a [ENTER - \$ AMOUNT] late charge will be applied. If a late charge is applied, it will be due at the same time that the late rent payment is made. If late charges are not paid, they will be subtracted from the security deposit.

**Co-Tenancy Arrangement:**

Each tenant under this lease is [ENTER - JOINTLY AND SEVERALLY / INDIVIDUALLY LIABLE] to the landlord for rent payment(s). [If jointly and severally liable, ENTER - EACH TENANT MAY BE HELD RESPONSIBLE FOR PAYING THE RENT OF CO-TENANTS, IF PAYMENT IS NOT

MADE IN FULL.]

**Utilities:**

Utilities [ARE / ARE NOT] included in the monthly rate. [IF INCLUDED, ENTER - THE LIST OF UTILITIES, WITH LIMITATIONS, ARE:]

**Parking:**

[ENTER - THE NUMBER OF PARKING SPOTS] are available for tenants at [NO ADDITIONAL CHARE / A CHARGE OF \$\_\_\_\_\_ / MONTH]. A parking pass [IS / IS NOT] required.

**Security Deposit Agreement:**

A security deposit of [ENTER - \$ VALUE OF SECURITY DEPOSIT] is due [ENTER - DATE IT'S DUE]. The security deposit will be returned within [ENTER - # OF DAYS] after the lease has concluded. The security deposit will be returned in full plus interest (if applicable), as long as the rental is returned in satisfactory condition. The funds from the security deposit will not be withheld for normal wear and tear resulting from normal use of the rental accommodations.

[ENTER - ANY CONDITIONS ABOUT REFUNDING THE DEPOSIT]

**Maintenance & Repair:**

The landlord will maintain the premises and comply with all state/province and local laws regarding repair and maintenance for rental properties. Tenants are required to immediately report any hazardous or unsafe conditions that require repairs.

[IF ANY REPAIRS NEED TO BE MADE BEFORE THE TENANTS MOVE IN, SPECIFY AND INCLUDE THEM HERE WITH A TIMELINE FOR COMPLETION]

**Repair Protocol:**

Tenant(s) are expected to provide notice by [EMAIL / TELEPHONE / WRITTEN] when repairs are required. This notice must include a description of the problem and how it was caused. If a repair is for damage caused by a tenant, the tenant will be responsible for paying for the repair. Upon receiving notice, the landlord will provide a reasonable timeframe for the repairs to be completed. If it is an emergency, the landlord is to be contacted immediately via phone at [ENTER - PHONE NUMBER].

**Tenant's Duties:**

The tenant is expected to keep the premises clean, organized and must comply with all state/provincial and local laws pertaining to tenant duties. The tenant(s) can and will be held liable for any damage caused to the premises that are beyond the scope of normal wear and tear. Upon termination of the lease agreement, the tenant(s) shall return the premises in the same condition it was received, minus normal wear and tear. Any damages will be subtracted from the security deposit. If the damage amount exceeds

the security deposit, the tenant(s) will be responsible for payment within [ENTER - # OF DAYS] from the end of the tenancy agreement.

**Renovations or Alteration To Premises:**

[ENTER - RULES AND REGULATIONS IN REGARDS TO ALTERATIONS TO THE PROPERTY. FOR EXAMPLE: PAINTING OR HANGING OF PICTURES, ETC. INCLUDE THE STEPS FOR CONSENT, IF TENANT(S) DO WISH TO MAKE MODIFICATIONS]

**Subletting:**

Tenants who wish to sublet are required to provide a formal sublet request in writing to the landlord, before receiving consent to sublet the accommodations.

**Pets:**

[ENTER - YOUR PET POLICY HERE]

**Keys:**

Tenant(s) will be provided with [#] sets of key(s). All of the keys are to be returned to the landlord following termination of the lease. Failure to return all of the keys will result in a charge of [ENTER - \$ AMOUNT].

**Move-In / Move-Out Checklist:**

Accompanying the lease, the landlord will provide the tenant(s) with a move-in condition checklist that documents the condition of the rental accommodation, appliances, furnishings, etc. Prior to moving out, the landlord will provide a move-out checklist that details all of the requirements for tenants to receive their full security deposit back. Failure to complete the move-out checklist and complete all conditions on this checklist can result in the loss of the security deposit.

**Use & Quiet Enjoyment:**

The landlord agrees to make a good faith effort to provide reasonable quiet and order throughout the premises. Tenant(s) must agree that the property is only to be used for residential purposes and will not be used for business purposes. Tenant(s) are asked to refrain from any activities that may disturb the use and quiet enjoyment for other tenant(s) or neighbor(s).

**Notice to Vacate:**

Tenant(s) are required to provide a minimum of [ENTER - # OF DAYS] notice prior to moving out. Tenant(s) are required to provide a notice to vacate in writing that is dated and signed by all parties.

**Amendments to the Lease:**

This lease contains the agreement within it's entirety, and there are no other conditions or agreements, whether written or verbal, relating to this lease. The lease may only be amended in writing with the written approval and consent of all involved parties.

[IF THERE ARE ANY ADDITIONAL LEASE ADDENDUMS, CLAUSES OR PROVISIONS, ADD THEM HERE]

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Tenant's Signature  
[Insert printed name]

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Date

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Tenant's Signature  
[Insert printed name]

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Date

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Landlord's Signature  
[Insert printed name]

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Date