

Residential Lease Contract

Date: _____

Landlord Name: _____

Tenant Name: _____

Property Address: _____

Lease Term: From _____ to _____

Monthly Rent: \$ _____

1. Premises

The Landlord hereby leases to the Tenant the property described above (the "Premises"), subject to the terms and conditions stated herein.

2. Rent Payment

The Tenant shall pay the monthly rent on or before the _____ day of each month to the Landlord at the address designated by the Landlord.

3. Security Deposit

The Tenant agrees to pay a security deposit of \$ _____, to be held by the Landlord and returned upon termination of the lease, less any deductions for damages or unpaid rent.

4. Utilities

The following utilities will be paid by:

- Landlord: _____
- Tenant: _____

5. Maintenance and Repairs

5.1 Landlord's Responsibilities:

- To keep the structural parts of the building, roof, plumbing, electrical, and heating systems in good repair.
- To make all repairs not caused by the Tenant's negligence or intentional acts.
- To ensure compliance with all applicable health and safety standards.

5.2 Tenant's Responsibilities:

- To keep the interior of the premises clean and free from damage, other than normal wear and tear.
- To promptly notify the Landlord in writing of any condition requiring repair.
- To be responsible for the cost of repairs required due to the Tenant's negligence, misuse, or willful acts.
- To maintain any appliances provided in a clean and operational condition.
- Not to make any alterations or repairs without written consent of the Landlord.

5.3 Emergency Repairs: In the event of an emergency that materially affects the health or safety of the occupants, the Tenant must immediately notify the Landlord. If the Landlord does not respond in a timely manner, the Tenant may make necessary repairs and deduct reasonable costs from the rent, subject to local laws.

6. Entry

The Landlord may enter the premises with at least 24 hours' notice to the Tenant for repairs, inspections, or to show the property to prospective renters or buyers, except in the case of an emergency.

7. Termination

Either party may terminate this lease at the end of the lease term by giving written notice at least _____ days in advance.

8. Signatures

Landlord Signature _____ Date _____

Tenant Signature _____ Date _____

This **lease contract form sample** includes a detailed maintenance clause to clearly define the responsibilities of both landlords and tenants. It ensures proper upkeep and timely repairs, promoting a smooth rental experience. Use this template to create a comprehensive and legally sound lease agreement.