

# Lease Contract Form Sample

This **lease contract form sample** provides a clear template outlining the security deposit terms, ensuring both landlords and tenants understand their obligations. It includes details on deposit amount, usage, and refund conditions. Using this form helps prevent disputes and promotes transparent rental agreements.

## 1. Parties

Landlord Name:	_____
Tenant Name(s):	_____
Property Address:	_____

## 2. Lease Term

This lease begins on \_\_\_\_\_ and ends on \_\_\_\_\_ (unless renewed or terminated earlier in accordance with this agreement).

## 3. Rent

Monthly Rent Amount: \$ \_\_\_\_\_  
Due on the \_\_\_\_\_ day of each month.

## 4. Security Deposit

- Deposit Amount:** Tenant agrees to pay a security deposit of \$ \_\_\_\_\_ upon signing this lease.
- Usage:** The security deposit may be used by the Landlord to cover any unpaid rent, damages to the property (beyond normal wear and tear), cleaning costs, or other obligations under this lease.
- Refund Conditions:**
  - The deposit (or remaining balance) will be returned to the Tenant within \_\_\_\_ days after lease termination and return of keys, provided:
    - All rent and charges have been paid in full.
    - The premises are returned in good and clean condition with no damage beyond normal wear and tear.
  - Deductions, if any, will be itemized and provided in writing to the Tenant.

## 5. Signatures

Landlord Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Tenant Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_