

Residential Lease Contract Form Sample

This **residential lease contract form sample** includes a detailed pet policy to ensure clear guidelines for pet ownership. It outlines tenant responsibilities, pet restrictions, and fee structures to protect both landlords and tenants. This comprehensive agreement promotes a harmonious living environment for all parties involved.

1. Parties

Landlord: _____

Tenant(s): _____

2. Premises

Located at: _____

Term of Lease: Start Date _____ End Date _____

3. Rent

Monthly Rent	Due Date	Payment Method
\$ _____	_____	_____

4. Security Deposit

Amount: \$ _____

Return conditions apply as per Section 10 of this lease.

5. Pet Policy

- 1. **Allowed Pets:**
 - Only the following pet(s) are permitted: _____
 - No additional animals allowed without prior written consent of Landlord.
- 2. **Pet Restrictions:**
 - No pets over ____ lbs.
 - Breeds prohibited: _____
 - Exotic or wild animals are not permitted.
- 3. **Pet Fees:**
 - Non-refundable pet fee: \$ _____
 - Monthly pet rent: \$ _____
 - Any damages caused by pets will be charged to tenant.
- 4. **Tenant Responsibilities:**
 - Keep pet(s) vaccinated and licensed as required by law.
 - Clean up after pet(s) and properly dispose of waste.
 - No nuisance behavior (excessive noise, aggressive behavior, etc.).
 - Tenant is responsible for all pet-related damages.
- 5. **Violation of Pet Policy:**

Any violation may result in revocation of pet permission, fees, or eviction.

6. Maintenance & Repairs

Tenant will maintain the property in good condition, promptly report issues, and is responsible for damage caused by their actions or those of their pet(s).

7. Signatures

Landlord: _____ Date: _____

Tenant: _____ Date: _____