

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: _____