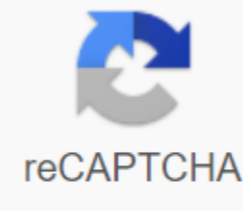




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## Free sample lease agreement printable

A lease or lease is a legal document outlining an agreement between the owner of the property, known as the landlord or landlord, and someone else who is willing to pay the rent when the property is occupied, known as the tenant or lessee. Download: Adobe PDF, MS Word (.docx), OpenDocument Instructions: Adobe PDF By State One (1) Page Lease Agreement – For residential use as a simple agreement between landlord and tenant. For a fixed period, for example, 12 months. Download: Adobe PDF, MS Word (.docx), OpenDocument Commercial Lease Agreements – For use in any type of retail, office or industrial space. Download: Adobe PDF, MS Word (.docx), OpenDocument Condominium (Condo) Lease Agreement - A residential unit that is owned by an individual in a complex with other individually owned residences. Download: Adobe PDF, MS Word (.docx), OpenDocument Family Member Rental Agreement – When a relative comes to live in the same house as a family member. It is used to protect the rights of both parties. Download: Adobe PDF, MS Word (.docx), OpenDocument Hunting Lease Agreement - For individuals who would like to hunt for someone else's private land. Download: Adobe PDF, MS Word (.docx), OpenDocument Lease-Purchase (Lease to Own) Agreement – A contract that differentiates rent payments in combination with payments for property ownership. Download: Adobe PDF, MS Word (.docx), OpenDocument Month-to-Month Tenancy Agreement – Also known as rent-to-be allowing tenants and landlords to have a binding arrangement that can be changed with thirty (30) days' notice. Download: Adobe PDF, MS Word (.docx), OpenDocument Parking Space Rental Agreement – Create a parking agreement for a car, recreational vehicle (RV), off-road vehicle (ATV), or motorcycle. Download: Adobe PDF, MS Word (.docx), OpenDocument Roommates (Room Rental) Contract - For roommates looking for others to join in paying rent in a residential unit together. It can be filled in by a new roommate or collective group. Download: Adobe PDF, MS Word (.docx), OpenDocument Standard Residential Lease Agreement – Usually for one (1) year period, but can be for any fixed period. Download: Adobe PDF, MS Word (.docx), OpenDocument Sublease (Sublet) Agreement - Rent space the tenant has on someone else. Download: Adobe PDF, MS Word (.docx), OpenDocument Vacation (Short-Term) Lease Agreement - For a period that usually moves only for a few days between the owner of the house, apartment, apartment, or any other type of residence. Download: Adobe PDF, MS Word (.docx), OpenDocument Weekly Rental Agreement - A tenant who lives in a rental home is paid every seven (7) days. Download: Adobe PDF, MS Word (.docx), OpenDocument Leasing process from start to finish, according to this simple guide rental of residential real estate. Step 1 – Tenant Views space before a lease is drawn up, the tenant will usually view the space and deemed it acceptable for their standard of living and verbal offer of an estate agent, manager or landlord. A verbal offer will usually refer to the monthly rent. Step 2 – Rental application If the offer is conditionally accepted, the landlord will move forward and ask the tenant to complete the lease application and pay a small fee (commonly used only to cover the cost of viewing the property and run a background check). Step 3 – Run a tenant background check on the landlord is highly recommended to run the background of the tenant's loan, background and criminal history. Use the following resources to perform the search: Step 4 – Verify references The landlord should contact past employers, past landlords and any non-sedate links listed in the application. This will give the landlord an idea of the character of the individual(s) and if they are going to be quiet or noisy neighbors. Step 5 – Writing a lease If the tenant(s) meet the landlord's qualifications the lease agreement should be drawn up (instructions - How to write). The lessor and the lessee should meet to discuss the specific terms of the lease, consisting in particular of: the fee(s) – in relation to parking, pets, garbage, etc. Monthly Rent Amount (\$) Transfer Date – The day on which the lessee takes up space. Deposit – This is determined by the landlord, but cannot be more than the maximum (\$) state requirement. Deadline – month to month, yearly, etc. Utilities – electricity, water/sewerage, heating, etc. Step 6 – Performing a rental lease is not necessary to witness (although it is always recommended to have at least one). At the time of authorisation, the landlord and the lessee should exchange the following: Access (keys) to the premises and to all common areas (unless later) Deposit (if required), rent in month 1 and any pro rata rent (if the lessee moves before the date of commencement of the lease). Step 7 – Taking a cast move-in on the property and perform a move-in inspection and write down any damage that exists. Be sure to sign it and send it to the landlord. Move-in Inspection Checklist – Used to walk around the property and list all property damage. It is mainly used so that the lessee does not unduly deduct the security for damages that the lessee did not. Required states: Arizona, Georgia, Hawaii, Kansas, Maryland, Massachusetts, Michigan, Montana, Nevada, New Hampshire, North Dakota, Utah, Virginia, Washington and Wisconsin. Step 8 – End of lease At the end of the lease term, the lessor decides whether or not to renew the lease. If the landlord decides that the lessee will have to move and provide his address for redirection. The landlord must send the bail back to the tenant, minus any deductions, in accordance with the law on the return of the deposit. Renewal letter – renewal of the lease and any changes to the contract, such as monthly rent. Non-Renewal Letter – Inform the tenant that the landlord does not want to renew or extend their lease. For lease terms (dictionary) from A to Z, use the dictionary to know the specific terms of the lease agreement. When writing a lease, it is best that the main items, such as rent and length of the lease, are agreed in advance between the parties to avoid the chance of rewriting the document. The main topics of renting are these (alphabetical) changes – most landlords do not allow modifications to the property. And if the change is completed by the tenant, it should be returned to its original state at the beginning of the lease. For example – If a tenant decides to paint the apartment red and the original color was white, usually the landlord asks the tenant to simply pay for the property to be repainted. Appliances – The lessor should describe all appliances in areas such as microwave ovens, washing machine/dryer, etc. before moving. Conditions (additional) – If there are other items that have not been listed, they should be listed eventually and before the signature area. Verbal agreements – Oral agreements are not ed in court. The lessor and the lessee should have all the agreed items specified in the contract. Furniture – If the object has been furnished to the tenant moving in, all items should be listed, such as sofas, beds, chairs, tables, musical instruments and any other valuable items. This is to ensure that when moving-out, the tenant does not defecate with the landlord's property. Waterbed - Due to the consequences of liquid furniture over the years it is recommended that the landlord bar this type of furniture on the premises. Water damage can be very costly, and if enough is leaked, mold can quickly grow under carpets in the right conditions. Applicable law – Leases are governed by the State by state. It is always recommended to view the laws in your municipality, but most requirements and/or disclosures will be required at the state level. Guests – The maximum number of people allowed on the property should be included so as not to encourage constant parties or noisy neighbours. Maximum time limit – The landlord can also set a maximum time frame for how long guests can stay at the property. House Rules – Especially for roommates situations, if there are any house rules such as cleaning, common areas, quiet times, or any other regulations that should be mentioned. Insurance (Bond) - the landlord is and required in some states to disclose the type and amount of insurance are covered on behalf of the lessee. Late fees – Choosing to have a late fee is the way landlords try to punish tenants for not paying rent on time. Some states have limits on how much a landlord can charge, but it is always recommended to have a fee. Grace-Period – Some states have deferral allowing tenants several days to pay after the lease is due. During this period, the lessor may not charge a late service fee. Maintenance – In certain situations, such as renting a family home, the landlord or lessee may be obliged to carry out timely maintenance of the property, such as lawn care, snow ploughs/shovels, etc. Monthly rent - Usually valid for the first (first) of the month. Payment - Probably the most popular item listed in the lease. Rent payments due each month should be clearly stated numerically (\$) and verbally in dollars, just like as you write a check so that there is no misunderstanding. Due date – The day of the month most often the first (1st) should also be indicated. Place of payment – how payment should be made should be clearly stated in the lease. Notices – If a tenant or landlord violates any part of the lease the party should have both addresses (mailing and/or email) where everyone may be able to send a notice. Parking – In case of on-site parking, the landlord may or may not offer the tenant a seat. Parking fee – In most urban locations, the landlord will normally charge a parking fee. Parties – In the first paragraph, the parties should be introduced. This should mention the landlord and the tenant along with their legal postal addresses. Residents - If the tenant has children, family or friends who will live in the residence, but not the signer for rent, they would be classified as residents and not tenants. Pets – If animals are allowed on the premises, it should be stated. In order to limit any wild animals, the exact animal species and number of animals allowed on the property should be included in the lease. Pet Fee/Deposit – Due to the extra wear and tear the animals have on the property the landlord may decide to charge or deposit if major damage is caused. Description of the property – In the following paragraph, you must carefully describe the address of the premises, including the number (#) of the bedrooms, bathrooms, if shared, common areas and any other details that should be written. Acceptance of the contract – The lease is not valid unless all parties have received a rental certificate. Make sure that all pages have received a copy and that the form becomes legally valid. Security – the amount due at the time of signing the lease. This is usually equal to one (1) or two monthly rent and is regulated in most states to make more than a few months of rent. Sub-Lease – The act of sub tenancing is acting as a landlord and re-letting the property to another person, also known as the lease. This is not allowed in most leases, although if allowed, it usually requires the written consent of the landlord to ensure that each new podlessee is trusted. Airbnb - With Airbnb's popularity there is always a temptation for tenants to make an extra income by renting a property on a short-term basis. This should be set out in the agreement to ensure that the conditions are clear whether it is allowed or not. Term - This is the length of the lease, and should be described. There are two (2) types: fixed period of validity – most often it is one (1) year, but it can be any period agreed by the parties. Month-to-Month – Allows the tenant and landlord to have a freely on-going basis with either party being allowed to cancel within a certain time period (either stated in the agreement or by using the State's minimum requirement). Most monthly rental places allow one of the parties to cancel the contract with at least 30 to 60 days' notice. Termination – In most standard leases, the lessee cannot cancel the lease. If there is an option, it usually comes at a fee or cost to the tenant. Utilities – The landlord may choose to pay all, some, or none of the tenant utilities. Most will provide some, such as water/sewerage, but most will choose the tenant to decide for themselves whether the cable, internet, and any other they choose to have. Security deposit laws Bail is paid by the tenant to the landlord at the beginning of the lease and returned to the landlord upon delivery of the property. The deposit may be lost if the lessee cancels the lease or eviction. This can be deducted from if the damage is found at the end of the lease, except for normal wear and tear. State Maximum (\$) Refund status alabama 1 month rent 60 days date of completion and delivery of ownership § 35-9A-201 Alaska 2 months' rent 14 days, if the tenant leaves on-time, 30 days, if not § 34.03.070 Arizona 1.5-month lease 14 days from the control of the transfer (except weekends and holidays) § 33-1321 Arkansas 2 months rent 60 days from termination of the lease § 18-16-304, § 18-16-305 California 2 months' rent (uncorated), 3 months' rent (furnished) 60 days from the date of transfer 1950.5 Colorado No limit of 1 month if stated in the lease, 2 months, if not § 38-12-103 & § 38-12-104 Connecticut 1 month rent is 62 years or older, 2 months' rent if the younger 30 days from the date of departure or 15 days from the receipt of the tenant's new address § 47a-21 Delaware 1 month rent for a 1-year lease. No limit for everyone else. 20 days from the end date 25 § 5514 Florida No limit of 30 days, if deduction, 15 days, if no deduction § 83.49 (3) (a) Georgia No limit 1 month from the date of termination § 44-7-34 Hawaii 1 monthly rent (except pet fee) 14 days from the date of termination § 521-44 Idaho No limit of 30 days, if stated in the lease, 21 days, if not § 6-321 Illinois No limit of 30 days if deduction, 45 days if no deduction 765 ILCS 710 Indiana No limit 45 days from the date of termination § 32-31-3-12 Iowa 2 months' rent 30 days after the tenant has released Section 562A.12 Kansas 1 monthly rent (uncorated), 1.5 months' rent (furnished) 30 days from the date of termination of Section 58-2550 Kentucky No limit of 60 days from the date of termination of the lease § 383.580 (7) Louisiana No limit of 1 month from the date of termination of the revised statute 9:3251 Maine 2 months rent 30 days if the lease is fixed-term , 21 days, if the lease under Act § 6032, § 6033 Maryland 2 months rent 45 days from the date of termination of § 8-203 Massachusetts 1 monthly rent 30 days after the tenant has released Chapter 186, Section 15B Michigan 1.5 months' rent 30 days from the end of occupancy § 554.602, § 554.609 Minnesota No limit 3 weeks from the date of termination § 504B.178 Mississippi No limit 45 days from termination of lease § 89-8-21 Missouri 2 months' rent 30 days from termination of lease § 535.300 Montana No limit of 30 days if withholding, 1 1 0 0 days if no deduction § 70-25-202 Nebraska 1 month rent (except pet fee) 14 days move-out § 76-1416 Nevada 3 months' rent 30 days from the end of the lease NRS 118A.242 New Hampshire 1 month rent or \$100, accordingly which value is greater than 30 days, 20 days if the property is shared with the landlord RSA 540-A:6, RSA 540-A:7 New Jersey 1.5 months' rent 30 days from the date of termination § 46:8-21.2, § 46:8-21.1 New Mexico 1 month rent for rent 1-year or less. No limit for rental housing more than 1-year. 30 days from the termination date § 47-8-18 New York 1 month's rent 14 days after the tenant has vacated Emergency Tenant Protection Act 576/74(f), § 7-108 (e) North Carolina 2 months' rent, for tenancy-at-will only 1.5 months' rent 30 days if no deductions, if deductions then an additional 30 days § 42-51, § 42-52 North Dakota 1 month's rent for no pets, 2 months' rent if pets 30 days from the termination date § 47-16-07.1 Ohio No limit 30 days from the termination date § 5321.16 Oklahoma No limit 45 days from the termination date § 41-115(B) Oregon No limit 31 days from the termination date § 90.300 Pennsylvania 2 months' rent 30 days from the termination date § 250.511a, § 250.512 Rhode Island 1 month's rent 20 days from the termination date § 34-18-19 South Carolina No limit 30 days from the termination date § 27-40-410 South Dakota 1 month's rent 14 days if no 45 days, if the deduction § 43-32-6.1, § 43-32-24 Tennessee No limit of 30 days from the date of termination of § 66-28-301 Texas No limit 30 days after the tenant has released § 92.103 Utah No limit of 30 days from the date of termination § 57-17-3 Vermont No limit of 14 days, 60 days if seasonal real estate § 4461 Virginia 2 months' rent 45 days from the date of termination § 55.1-1226 Washington No limit of 21 days from tenant move-out date § 59.18.280 West Virginia No limit of 60 days, if the property is re-leased within 45 days, then immediately Section 37-6A-1 Wisconsin No limit of 21 days from the date of leave tenant § 134.06 Wyoming No limit 30 days from termination of lease or 15 days from receipt of the tenant address forwarding, which is the lesser § 1-21-1208 (A) Landlord access the landlord's access is the right to enter the property of the tenant with sufficient notice. The state in which the property is situated shall decide on the period of notice. Use the right of entry form and may be provided by the traveller on the property, posted or placed under their door, or by post to them (6 days before the date of entry). Disclosures and additions Most states require disclosure, which the landlord must give to the tenant. Common disclosures, notices and additions Late rent violations if there is a late payment by the tenant landlord has several options. First, the landlord can accept a late fee for late payment. Secondly, and depending on the law of the state, the landlord may give notice of payment or end up stating the landlord has the right to terminate the lease if the lessee does not pay by a certain date. Late payment laws (50 states) Other violations If the lessee has committed an infringement unrelated to late payment, the lessor may give the lessee notice of compliance or termination. This gives the tenant some time to solve the problem or face eviction action. The types of landlord-tenant laws of the landlord-tenant below represent state rules and procedures regarding housing disputes. Alabama State Laws Title 35, Chapter 9A (Unified Residential Landlord and Tenant Act) Alaska Title 34, Chapter 3 (Unified Residential Landlord and Tenant Act) Arizona Title 33, Chapter 10 (Residential Landlord and Tenant Act) Arkansas Title 18, Subtitle 2, Chapter 17 (Arkansas Residential Landlord-Tenant Act) California Guide to Residential Tenants' and Landlords' Rights and Obligations Colorado Title 38, Article 12 – Tenant & Landlord Connecticut Chapter 830 – Rights and Obligations of Landlord & Tenant Delaware Title 25 (Landlord-Tenant Code) Florida Title VI, Chapter 83, Part II – Residential Tenants Georgia Title 44, Chapter 7 – Landlord and Tenant Hawaii Chapter 521 Residential Landlord-Tenant Code Idaho Landlord and Tenant Guidelines Illinois 765 ILCS 705 / - Landlord and Tenant Act Title 32, Article 31 (Landlord-Tenant Relations) Iowa Chapter 562A (Single Residential Landlord and Tenant Act) Kansas Chapter 58, Article 25 (Landlords and Tenants) Kentucky KRS Chapter 383 (Single Residential Landlord and Tenant Act) Louisiana Attorney General's Guide to Landlord and Tenant Laws maine Title 14, Chapter 710 (Rental property) Maryland Real Property, Title 8 (landlord and lessee) Massachusetts Chapter 186 (estates for years and by accident) Michigan Chapter 554 (real and personal property) Minnesota Chapter 504B (landlord and lessee) Mississippi Title 89 &gt; Chapter 7 - Landlord and Tenant Missouri Chapter 441 (Landlord and Tenant) Montana Chapter 24. Residential landlord and tenant act Nebraska Article 14, Landlord and Tenant Nevada Chapter 118A (Landlord and Tenant) New Hampshire Chapter 540 (Action Against Tenants) New Jersey Title 46 (2013 Revised Articles of Association) New Mexico Owner-Resident Relations New York Article 7: Landlord and Tenant a North Carolina Chapter 42 (landlord and tenant) North Dakota Chapter 47-16 (Rental property) Ohio Chapter 5321 (title : Landlords and tenants) Oklahoma Title 41 (landlord and tenant) Oregon Title 10 , Chapter 90 (Residential Landlord & Tenant) Pennsylvania Landlord and Tenant Act of 1951 (Title 68) Rhode Island Residential Landlord and Tenant Act (Chapter 34-18) South Carolina Residential Landlord and Tenant Act (Title 27, Chapter 40) South Dakota Chapter 43-32 (Rental Property) Tennessee Title 66, Chapter 28 (Single Residential Landlord and Tenant Act) Texas Residential Title 8, Chapter 92 Utah Title 57 – Real Estate Vermont Title 9 , Chapter 137: Residential Lease Agreements Virginia Virginia Residential Landlord and Tenant Act Washington State Laws (Title 59) West Virginia State Codes Chapter 37 (Real Property) Wisconsin Chapter 704 (Landlord & Tenant) Wyoming Article 12 (Residential Rental Property) Sample Residential Rental Download: Adobe PDF, MS Word (.docx), OpenDocument How to Write (Fill-in) Residential Rental Use Instructions on How to Write A Residential Lease. The lease is not filed by any government body and is led by the landlord and the tenant. There is no need to sign any witnesses and it is therefore recommended that they be e-signed. How to Write (Walkthrough): Adobe PDF PDF