Residential Rental Agreement

This agreement is made on [DATE], in the State of [STATE].

1. Parties

Role	Name	Address	Phone
Landlord	Jordan Ellis	14 Maple Court	(555) 010-2000
Tenant(s)	Priya Nair and Sam Nair		
Person responsible for maintenance			
Person who receives notices			

2. Premises

Street address: 220 Oak Street _____

Unit: 3B _____

City: [City] _____

State: [State] _____

ZIP: [ZIP] _____

Type of residence: [ ] Single-family [ ] Apartment [ ] Condo [ ] Other: _____

3. Term

Check one:

- [ ] Fixed term: starting 1 June 2025 and ending 31 May 2026
- [ ] Month-to-month, continuing until ended by written notice

4. Rent

Monthly rent: $1,450 _____

Due on the: 1st of each month _____

Where to pay: [Address or account for payment] _____

Payment method: [ ] Check [ ] Bank transfer [ ] Money order

5. Late Fee and Grace Period

A late fee of $50 applies if rent is not paid within a grace period of 5 days after the due date.

> Check your state's limits on late fees and grace periods before using this clause.

6. Security Deposit

[ ] Required [ ] Not required

Amount: $1,450 _____

Where held: [Bank name and location] _____

Return: within 30 days of move-out _____

7. Maintenance Duties

Landlord

- Keep the structure, plumbing, heating and electrical systems in working order
- Maintain shared areas in a safe condition

Tenant

- Keep the premises clean and sanitary
- Report damage and needed repairs promptly
- Pay for damage caused by the tenant or guests

8. Right of Entry

The landlord will give 24 hours' written notice before entering, except in emergencies.

9. Pets and Occupancy

No pets are allowed without the landlord's written consent. Maximum number of occupants: ____

10. Termination and Notice

Either party may end this agreement by giving written notice of [30] days.

11. Governing Law and Disputes

This agreement is governed by the laws of the State of [STATE]. The parties will first try to resolve any dispute by discussion, then by mediation, before any court action.

12. General Terms

- Severability: if any part is found invalid, the rest remains in effect
- Entire agreement: this document is the whole agreement between the parties
- Changes: only in writing signed by both parties

13. Receipt of Copy

The landlord has given the tenant a legible copy of this agreement. Each party keeps one signed copy.

14. Signatures

Landlord	Tenant
Printed name: _____	Printed name: _____
Signature: _____	Signature: _____
Date: _____	Date: _____

> This template is not legal advice. Check your state's rules and have the agreement reviewed before use.