Residential Rental Agreement

This agreement is made on [DATE] · State of [STATE]

> Key terms at a glance: Rent $1,450 per month, due on the 1st. Security deposit $1,450. Term: 1 June 2025 to 31 May 2026 (fixed term).

1. Parties

Landlord name (e.g. Jordan Ellis) _____

Mailing address (e.g. 14 Maple Court) _____

Phone (e.g. (555) 010-2000) _____

Tenant name(s) (e.g. Priya Nair and Sam Nair) _____

Person responsible for maintenance _____

Maintenance contact address _____

Maintenance contact phone _____

Person who receives notices _____

Notice contact address _____

Notice contact phone _____

2. Premises

Street address (e.g. 220 Oak Street) _____

Unit (e.g. 3B) _____

City _____

State _____

ZIP _____

- ☐ Single-family home
- ☐ Apartment
- ☐ Condo
- ☐ Other: _____

3. Term

- ☐ Fixed term: start date 1 June 2025, end date 31 May 2026
- ☐ Month-to-month, continuing until ended by written notice

4. Rent

Monthly rent (e.g. $1,450) _____

Due day (e.g. the 1st of each month) _____

Where to pay _____

- ☐ Check
- ☐ Bank transfer
- ☐ Money order

5. Late Fee and Grace Period

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

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

6. Security Deposit

- ☐ Deposit required
- ☐ Deposit not required

Amount (e.g. $1,450) _____

Where the deposit is held _____

Return timing (e.g. within 30 days of move-out) _____

7. Maintenance Duties

Landlord

- Keep the structure, plumbing, heating and electrical systems in working order
- Keep common areas safe and clean
- Make repairs promptly after notice

Tenant

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

8. Right of Entry

The landlord may enter the premises with 24 hours' written notice, 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 Dispute Resolution

This agreement is governed by the laws of the State of [STATE]. The parties will first try to resolve any dispute by good-faith discussion before any other action.

12. General Terms

- Severability: if any part is found invalid, the rest stays in effect.
- Entire agreement: this is the full agreement between the parties.
- Changes: any change must be in writing and 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

Printed name	Signature	Date
Printed name	Signature	Date
Printed name	Signature	Date

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