**HOUSE RENT AGREEMENT**

This House Rent Agreement (“Agreement”) is made on the \_\_\_ day of \_\_\_\_\_\_\_***, 20***, by and between:

**Landlord:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
**Tenant(s):** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The Landlord agrees to rent to the Tenant(s) the property located at:
**Address:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

under the following terms and conditions:

**1. Lease Term**

The Tenant agrees to rent the property for a fixed term of \_\_\_\_\_\_\_\_\_\_, starting on \_\_\_\_\_\_\_\_\_\_ and ending on \_\_\_\_\_\_\_\_\_\_. After this term, the Agreement will automatically continue on a month-to-month basis unless either party gives at least 30 days’ written notice to end it.

**2. Rent**

Rent is $\_\_\_\_\_\_\_\_ per month, due in advance on the **1st day of each month**. The first month’s rent is payable before move-in.

**3. Payment Method**

Rent must be paid by personal check, cashier’s check, or money order, payable to the Landlord.

**4. Payment Procedure**

Rent may be paid in person or mailed to:
**Address:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
(or any other address the Landlord provides in writing).

**5. Late Payment**

Rent not received by the 4th of the month will incur:

* $25 late fee, plus
* $5 per day for each additional day unpaid.

No exceptions will be made for personal or financial difficulties.

**6. Returned Checks**

A $25 fee applies for returned checks. After one returned check, all future payments must be made in cash or money order.

**7. Security Deposit**

The Tenant will pay a security deposit of $\_\_\_\_\_\_\_\_. This will cover damages, unpaid rent, or cleaning costs. It will not be applied toward rent. Within 60 days after move-out, the Landlord will return the balance (if any), along with an itemized list of deductions.

**8. Cleaning**

The Tenant must return the property in clean condition. If not, a minimum $200 cleaning fee will be deducted from the deposit.

**9. Use of Property**

Only the named Tenant(s) may occupy the property. Additional occupants require the Landlord’s written approval.

**10. Tenant Responsibilities**

* Keep the property clean and in good condition.
* Report damages or major issues immediately.
* Do not make alterations without written permission.
* Take responsibility for damage caused by negligence (e.g., leaving windows open, clogged drains).

**11. Landlord Responsibilities**

The Landlord will maintain the property in good condition and ensure that major systems (plumbing, electricity, heating) are in working order at move-in.

**12. Utilities**

* **Landlord pays:** Water, sewer, and garbage.
* **Tenant pays:** Electricity, gas, heating, telephone, and all other utilities.

**13. Insurance**

The Landlord is not responsible for the Tenant’s personal property. The Tenant is advised to obtain renter’s insurance.

**14. Entry by Landlord**

The Landlord may enter the property with at least 48 hours’ notice for inspections, repairs, or to show the property.

**15. Subletting**

Subletting or assigning the lease is not allowed without the Landlord’s written consent.

**16. Pets**

Pets are not allowed unless the Landlord provides written permission. If approved, a $25/month pet fee applies. The Tenant is responsible for cleaning up after pets and preventing damage or disturbances.

**17. Termination**

The Landlord may terminate this Agreement with 45 days’ notice if the property is sold.

**18. Governing Law**

This Agreement is legally binding. Any disputes will be resolved in accordance with applicable state/local laws.

**SIGNATURES**

Accepted this \_\_\_ day of \_\_\_\_\_\_\_***, 20***.

**Tenant(s):**
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_

**Landlord/Manager:**
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_