Rental Agreement Template

A general residential rental agreement for a landlord and tenant

Agreement date: _____ **Effective date:** _____

Use this form to record the terms for renting a residential property. Complete every relevant blank, attach any required disclosures and inspection records, and remove options that do not apply.

1. PARTIES

Landlord / property manager name: _____
Mailing address: _____
Email and phone: _____

Tenant 1 full legal name: _____
Tenant 2 / additional occupants: _____
Tenant contact details: _____

2. KEY DETAILS

Rental property address: _____

Unit / included areas: _____

Permitted occupants: _____

Lease start date: _____ **End date:** _____

Monthly rent and currency: _____ **Due date each month:** _____

Security deposit and due date: _____

Utilities paid by landlord / tenant: _____

3. PROPERTY AND PERMITTED USE

The Landlord rents to the Tenant the property identified above (the “Premises”), together with only the fixtures, appliances, parking spaces, storage areas, and shared facilities specifically listed in an attached schedule. The Premises may be used only for the following purpose: _____. No unlawful activity or material change of use is permitted.

Only the occupants named in this Agreement may reside at the Premises, subject to applicable occupancy laws. Guests may stay only within the limits stated here: _____.

4. TERM AND POSSESSION

The tenancy begins on the start date above and ends on the stated end date unless renewed or ended earlier under this Agreement and applicable law. Possession will be delivered on _____ at _____. Any renewal must be recorded in writing, including the new rent and term.

At move-in, the parties should complete and sign a condition report, record meter readings, list keys and access devices, and attach dated photographs. The report will be used when assessing the condition of the Premises at move-out.

5. RENT, PAYMENT AND LATE CHARGES

The Tenant will pay the monthly rent shown above by the due date using this method: _____. Payment instructions or account details: _____. Any permitted late fee, grace period, returned-payment charge, or interest must be stated here and may not exceed limits imposed by applicable law: _____.

Rent changes during the term are permitted only if expressly allowed by this Agreement and local law, with any required written notice. The Landlord will provide receipts or payment records where required.

6. SECURITY DEPOSIT

The Tenant will pay the security deposit stated above. The deposit may be applied only to lawful amounts, such as unpaid rent or documented damage beyond ordinary wear and tear, as permitted by local law. The Landlord will provide an itemized statement and return any balance within the legally required period.

The deposit is not a substitute for the final rent payment unless the parties agree in writing and local law permits it. Deposit holding, interest, deductions, and return procedures must comply with local requirements.

7. UTILITIES, SERVICES AND ADDITIONAL CHARGES

Responsibility for electricity, gas, water, internet, waste collection, building fees, and other services is allocated as follows: _____. Shared meters or prorated charges must be calculated using this method: _____.

Additional recurring charges, if any, are: _____. No charge may be imposed unless it is disclosed in this Agreement or otherwise permitted by law.

8. MAINTENANCE, REPAIRS AND ACCESS

The Tenant will keep the Premises reasonably clean, promptly report damage or unsafe conditions, and use fixtures and appliances with reasonable care. The Tenant is responsible for damage caused by the Tenant, occupants, or guests, excluding ordinary wear and tear.

The Landlord will maintain the Premises as required by law and arrange repairs for systems and conditions that are the Landlord's responsibility. The Tenant must not make structural changes or non-emergency alterations without prior written consent.

The Landlord may enter for inspections, repairs, or showings after giving the notice required by local law, except in a genuine emergency or where the law permits entry without advance notice.

9. HOUSE RULES, PETS AND RESTRICTIONS

Smoking policy: _____. Pet policy, approved animals, deposits or fees: _____. Parking, storage, noise, waste, shared areas, and building rules: _____.

The Tenant may not assign this Agreement, sublet, or grant another person possession of the Premises without written consent, except where applicable law provides otherwise.

10. DEFAULT, NOTICES AND TERMINATION

A party alleging a breach will provide written notice describing the issue and any opportunity to cure required by law. Remedies, notice periods, eviction procedures, and termination rights are subject to applicable law; nothing in this Agreement authorizes an unlawful lockout, utility shutoff, or self-help eviction.

At the end of the tenancy, the Tenant will remove personal property, return all keys and access devices, provide a forwarding address, and leave the Premises in the condition required by this Agreement, ordinary wear and tear excepted.

11. DISPUTES AND GENERAL TERMS

The parties will first try to resolve disputes through good-faith discussion. If unresolved, the chosen process is: _____ (mediation / arbitration / court, subject to local law). The governing jurisdiction is: _____.

This Agreement and its attached schedules contain the parties' complete understanding about the tenancy. Any change must be in writing and signed by the parties. If a provision is unenforceable, the remaining provisions continue to the extent permitted by law. Notices must be delivered by: _____.

SIGNATURES

By signing below, each party confirms that they have read this Agreement, understand its terms, and agree to be bound by it to the extent permitted by applicable law.

PARTY 1	PARTY 2
Name: _____	Name: _____
Signature: _____	Signature: _____
Date: _____	Date: _____
Witness (if required): _____	Witness (if required): _____
Signature: _____	Signature: _____

Template notice: This sample is provided for general informational use. It is not legal advice and has not been reviewed for the laws of your jurisdiction. Laws and mandatory terms vary by location and transaction. Have a qualified local lawyer review and adapt it before use, especially for regulated, high-value, employment, lending, property, or construction matters.