### Simple Lease Agreement Template

This Lease Agreement ("Agreement") is entered into on this \_\_\_ day of \_\_\_\_\_\_\_\_, 20, by and between \_\_\_\_\_\_\_\_\_\_\_\_\_ ("Landlord") and \_\_\_\_\_\_\_\_\_\_\_\_\_ ("Tenant"). This Agreement is intended for the lease of the property located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ("Property") for residential or commercial purposes.

#### 1. Lease Term

The lease begins on \_\_\_\_\_\_\_\_\_\_\_, 20, and ends on \_\_\_\_\_\_\_\_\_\_\_, 20 ("Lease Term"), unless earlier terminated as provided herein.

#### 2. Rent

Tenant agrees to pay Landlord a monthly rent of $, due on the first day of each month. Late payments will incur a fee of $ after a grace period of \_\_\_\_\_\_ days.

#### 3. Security Deposit

Tenant shall pay a security deposit of $\_\_\_\_\_\_\_\_\_\_, due upon signing. This deposit will be returned within \_\_ days after the Lease Term ends, minus any deductions for damages beyond normal wear and tear.

#### 4. Use of Property

The Property shall be used exclusively for \_\_\_\_\_\_\_\_\_\_\_\_\_ (residential/commercial) purposes and shall comply with all local, state, and federal laws and regulations.

#### 5. Maintenance and Repairs

Tenant is responsible for maintaining the Property in a clean and sanitary condition. Landlord is responsible for major repairs and compliance with habitability standards.

#### 6. Alterations

Tenant shall not make any alterations to the Property without the written consent of the Landlord.

#### 7. Sublease and Assignment

Tenant shall not sublease or assign this Agreement without the prior written consent of the Landlord.

#### 8. Termination

This Agreement may be terminated by either party with a written notice of \_\_\_ days. Early termination may incur penalties as agreed upon.

#### 9. Governing Law

This Agreement shall be governed by the laws of the state where the Property is located.

#### 10. Entire Agreement

This document constitutes the entire agreement between the parties and supersedes any prior understanding or representation of any kind preceding the date of this Agreement.

Landlord Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_