

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: _____