**Free Lease Agreement Template**

**This Lease Agreement is entered into as of [Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_], between [Landlord Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_] ("Landlord") and [Tenant Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_] ("Tenant"), concerning the rental of property located at [\*\*Property Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\**

**].**

**1. Lease Duration:** The lease shall begin on [Start Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_] and end on [End Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_], unless earlier terminated or extended by mutual written agreement of the parties.

**2. Monthly Rent:** Tenant agrees to pay Landlord a monthly rent of $[Amount: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_] due on the first day of each month.

**3. Security Deposit:** Tenant shall provide a security deposit of $[Amount: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_] prior to occupancy, which will be returned minus any deductions for damages beyond normal wear and tear within [Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_] days of lease termination.

**4. Property Use:** The property is to be used solely for residential purposes and no commercial activity is allowed without the Landlord’s written consent.

**5. Utilities:** Tenant is responsible for all utilities associated with the property unless otherwise specified.

**6. Maintenance:** Tenant is responsible for maintaining the property in good condition, reporting any necessary repairs to the Landlord promptly.

**7. Pets and Smoking:** Pets [are/are not: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_] allowed. Smoking [is/is not: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_] permitted on the property.

**8. Early Termination:** Either party may terminate the agreement with [Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_] days written notice. Early termination fees may apply.

**Signatures:**

[Landlord’s Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_], Landlord

[Tenant’s Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_], Tenant

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_