**APARTMENT LEASE AGREEMENT**

This Apartment Lease Agreement (“Agreement”) is entered into on this \_\_\_ day of \_\_\_\_\_\_\_***, 20\_\_\_***, by and between:

**Landlord/Property Owner:**
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Tenant(s):**
Name(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Current Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**1. PROPERTY DESCRIPTION**

The Landlord hereby leases to the Tenant the residential apartment located at:
Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Unit Number: \_\_\_\_\_\_\_\_\_\_
Description: [\_\_\_ bedrooms, \_\_\_ bathrooms, additional features/amenities: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_]

**2. LEASE TERM**

* Start Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* End Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* Renewal/Extension: [☐ Automatic ☐ By Written Agreement Only]

**3. RENT AND PAYMENT TERMS**

* Monthly Rent Amount: $\_\_\_\_\_\_\_\_\_\_\_\_
* Due Date: \_\_\_\_\_\_\_\_\_\_ of each month
* Payment Method: [☐ Online ☐ Check ☐ Other: \_\_\_\_\_\_\_\_\_\_]
* Late Fee: $\_\_\_\_\_\_\_\_\_\_ after \_\_\_\_\_\_\_\_ days late

**4. SECURITY DEPOSIT**

* Amount: $\_\_\_\_\_\_\_\_\_\_\_\_
* Held by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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* Conditions for Return: The security deposit will be returned within \_\_\_\_\_\_ days after lease termination, less any lawful deductions for unpaid rent, damages beyond normal wear and tear, or other expenses as permitted by law.

**5. OCCUPANCY LIMITS**

Maximum number of occupants permitted in the apartment: \_\_\_\_\_\_\_\_\_\_

**6. USE OF PROPERTY**

* The property shall be used strictly as a private residence.
* Subletting, commercial activities, or structural alterations are prohibited without written consent from the Landlord.
* Tenant shall comply with all community rules, regulations, and applicable laws.

**7. MAINTENANCE AND REPAIRS**

* **Landlord Responsibilities:** Major repairs, structural integrity, and maintenance of essential services (plumbing, heating, electrical).
* **Tenant Responsibilities:** Routine upkeep, cleanliness, and prompt reporting of damages or needed repairs. Tenant is responsible for damages caused by negligence or misuse.

**8. UTILITIES**

The following utilities are included in rent: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Tenant is responsible for payment of: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**9. RULES AND REGULATIONS**

Tenant agrees to follow all property rules including but not limited to:

* No excessive noise or disturbances.
* No illegal activity on premises.
* No pets [☐ Allowed with restrictions ☐ Not Allowed].

**10. TERMINATION**

Upon expiration of the lease term, the Tenant shall vacate the property unless a renewal agreement is signed. Early termination requires written notice of \_\_\_ days and may result in penalties as stated by law.

**11. GOVERNING LAW**

This Agreement shall be governed by and construed in accordance with the laws of the state of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

**12. ENTIRE AGREEMENT**

This document constitutes the entire agreement between the parties. Any modifications must be in writing and signed by both parties.

**SIGNATURES**

**Landlord/Property Owner:**
Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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