State of \_\_\_\_\_\_\_\_\_\_\_\_\_\_

| **ONE-PAGE LEASE AGREEMENT** |
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This Lease Agreement (this “Agreement”) is made this \_\_\_\_\_\_\_**,** 20\_\_\_ by and between: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ("Landlord") and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ("Tenant", or collectively “Tenants”).

**1. Premises.** The Premises leased is a ☐ house ☐ condo ☐ room ☐ townhouse ☐ other: \_\_\_\_\_\_\_ with \_\_\_\_\_ bedrooms and \_\_\_\_\_ bathrooms located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, City of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, State of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

**2. Term.** This Agreement is ☐ for a Fixed Term beginning on \_\_\_\_\_\_\_\_\_\_ and ending on \_\_\_\_\_\_\_\_\_\_ ☐ on a Month-to-Month basis starting on \_\_\_\_\_\_\_\_\_\_. Either Party may terminate the lease with 30 days' notice.

**3. Rent.** Tenant will pay $\_\_\_\_\_\_\_\_\_\_ per month, due on the \_\_\_\_\_\_\_ of each month. Payments can be made via ☐ Cash ☐ Check ☐ Electronic Transfer ☐ Other: \_\_\_\_\_\_\_\_, and will be payable in U.S. Dollars.

**4. Utilities.** Tenant is responsible for payment of all utility and other services for the Premises.

**5. Security Deposit.** ☐ Tenant will pay a security deposit of $\_\_\_\_\_\_\_\_\_\_, refundable within \_\_\_\_\_\_\_ days after the end of the lease, minus any deductions for damage. ☐ No security deposit is required.

**6. Condition.** Tenant has inspected the Premises and accepts them in good condition, except for the following: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

**7. Maintenance.** Tenant agrees to keep the Premises clean and in good condition. Tenant will notify the Landlord of any repairs needed. Tenant will be responsible for damages beyond normal wear and tear.

**8. Smoking & Pets.** ☐ Smoking is ☐ is not permitted. ☐ Pets are ☐ are not allowed.

**9. Liability.** Landlord is not responsible for accidents, injuries, or loss of personal property unless due to Landlord's negligence.

**10. Termination.** At the end of the lease, Tenant agrees to return the Premises in the same condition, reasonable wear and tear excepted. Tenant will surrender possession upon termination.

**11. Governing Law**. This Agreement shall be governed by the laws of the State of \_\_\_\_\_\_\_\_\_\_\_\_\_\_.

**12. Disputes.** Disputes shall be resolved through: ☐ Court ☐ Mediation ☐ Arbitration.

**13. Additional Provisions.** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
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IN WITNESS WHEREOF, the Parties hereto, individually or by their duly authorized representatives, have executed this Agreement as of the Effective Date.

| **Landlord** Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | **Landlord** Full Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| --- | --- |
| **Tenant** Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | **Tenant** Full Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |