Land agreement between two parties pdf forms free online template

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A rental and lease agreement is a document that outlines the arrangement between an owner of a real estate, known as the "landlord" or "lessee". In layman's term, it's a document used for the occupying of space (either commercial or residential) for a period of time in exchange for monthly rent. The terms of the contract are negotiable between the tenant and landlord and once signature widgets to your form and have your tenant fill out the rest of it. An ideal use case is to generate a PDF copy of the submitted agreement that can be printed out. Instead of painstakingly designing a PDF output for your agreement, why not use one of the templates we designed for you? If you're in the real estate business, branding is important since you'll be sharing this agreement with a lot of clients. Our revamped PDF Editor will allow you to fully customize the template, add your own branding, change the order of the questions, or modify the context of the terms and conditions. If you haven't had a chance to build a rental and lease agreement before, we're listing down some of the most important details you need to ask and disclose on your agreement – The premises (whether it's a house, apartment, condo, basement, or attic), contact details of the landlord and tenant, the amount of money paid by the tenant has the right to stay on the premises. You should also include clauses for terms of conditions and signature widgets that should be signed by both parties.What is lease agreement?A lease agreement is a legally binding contract between a landlord and tenant that outlines the terms by which the tenant can rent property from the landlord, such as the duration of the lease, the monthly rent amount, and maintenance responsibilities.Who needs a residential lease agreement?Anybody involved in leasing a property should have a residential lease agreement that defines the terms of the agreement and keeps all involved parties protected by law. These individuals include property managers looking for tenants and vice versa, social service providers looking for supportive housing, real estate agents, and anyone renting or looking to rent a property. What is the difference between a lease and a rental agreement? In the case of real estate or apartments, a rental agreement typically provides for tenancy for a short period of time, usually 30 days. Unless the renter or landlord provides a move-out notice, the lease is automatically renewed. The terms of the agreement can also be changed each month. A lease provides the tenant the right to occupy the property for a specific term, which typically runs from six months to a year or more. Unless the tenant agrees, the tenant who continues to stay at the property converts to month-tomonth until a new rental or lease agreement is signed. These conditions are not unique to this type of property. They can also apply to the rental of equipment, automobiles, and other items. Can I write my own lease agreement? Yes, you can. A lease is an agreement between you (the landlord) and your tenant. Leases usually include the standard items, such as the amount of rent, the duration of the lease, who is responsible for various maintenance items, and the penalties that can be assessed for not following the terms. With Jotform, you can create a lease template and use a form to collect specific information that changes with each lease, such as the tenant's name, rent amount, etc. You can also accept digital signatures when it's time to sign the final document. What should I include in a lease agreement? Terms. The lease should state the length of the agreement. Rent. The names of all tenants. Every adult who will live on the property should be included. Occupancy limits. This should specify that only the adults who signed the lease and their minor children can occupy the property. Restrictions on disruptive activity. Include text that prohibits behavior such as excessive noise and illegal activity. Pets. Let the renter know if you will allow pets and, if so, what type. Maintenance and repairs. Outline the tenant's responsibility to keep the property clean and pay for damages due to abuse. Utilities, and what will happen if a payment is delinquent. Entry to the property. Clarify your rights to access the property to make repairs, and how much advance notice you will provide. Can a rental agreement be used as proof of address? In most cases, a valid rental or lease for your tenant. Is a lease cancellable? A lease is usually for a fixed term, such as one year. However, a landlord may waive any penalties and allow a tenant to break a lease. You are advised to consult your local real estate laws. Does a lease need to be notarized? A lease is a contract between a landlord and a tenant. Usually, there is no requirement to have it notarized. Jotform allows you to include digital signatures, such as DocuSign, on your lease agreement, which are usually legally binding. Glossary of Lease Agreement TermsLandlord (lessor): A landlord is a person who owns land, houses, or apartments and rents or leases them to tenants. Tenant (lessee): A tenant is a person who rents land or property from a landlord. Security deposit: A security deposit is paid by an incoming tenant in order to secure the lease from a landlord. It can either be a partial payment toward the tenant's monthly rent or a security measure for the landlord in the event of property damages. Common area maintenance (CAM) fees — common in commercial and industrial leases — are paid by tenants to help cover expenses for internal and external common areas like hallways, elevators, shared bathrooms, parking areas, and more. CAM fees vary by circumstance, so amounts should be agreed upon by both the landlord and the tenant and explicitly laid out in their contract. Renewal option: A renewal option: A renewal option is included in a rental or lease agreement and outlines the terms and conditions for extending the original agreement. Landlords are not required to extend or renew a lease without a renewal option outlined in the agreement, so it's important to include a renewal option if you intend on renewing the lease. Periodic tenancy is the possession of a property with no determined end date. As opposed to a fixed-term tenancy, the tenant decides when to end the tenancy. This is especially common for month-to-month leases. Guarantor: A guarantor is the person responsible for taking care of and paying for the property if the primary tenant fails. Guarantors are often required for student lease agreements, or for tenants without steady employment. Cosigner is a third-party person that shares the responsibility of paying rent with the primary tenant, though they are not required to live on the property. These templates are suggested forms only. If you're using a form as a contract, or to gather personal (or personal health) info, or for some other purpose with legal implications, we recommend that you do your homework to ensure you are complying with applicable laws and that you consult an attorney before relying on any particular form. Use our Lease Agreement (or rental agreement) is a document that explains the terms under which a tenant rents a residential or commercial property from a landlord. Lease agreements are legally binding contracts that explain the obligations and rights of the tenant and landlord. Even if you're renting out a room in your house to a friend or family member, you need a lease agreement for legal protection if you encounter problems with your tenants. agreement templates by type: Residential Lease Agreement Forms [For Landlords] Use our standard lease agreement to rent out a residential property for a fixed period of typically one year. This agreement includes the most essential and common clauses and can be used for a house, apartment, studio, condo, duplex, townhouse, basement, or mobile home. Standard lease agreements differ by state, so be sure to check the requirements for your property. Use a month-to-month agreement if you don't want to commit to renting out your property. Use a short term rental agreement to rent out your property for a short period of time (usually between 1-31 days), most commonly as a vacation rental. A short-term rental agreement Forms [For Tenants] Use a sublease agreement to rent out a property (or just a room) when you're already renting the property from another landlord. For example, you may want to sublet a property if you need to move out but don't want to break your lease. Use a room rental agreement when you're renting out a room in your property and need to set rules and boundaries. For example, you can use this agreement to explain how you'll divide rent and utility payments, and whether your tenant can have guests visit. Commercial/Other Lease Agreement forms Use a commercial facility, or any property where the tenant will operate a business. Use a land lease agreement to rent out a piece of land that does not have a property on it. A land or ground lease can have multiple purposes, including agricultural, residential, and commercial. Use a rent-to-own lease agreement to give the tenant the option to purchase the property right away, and allows the seller to receive a steady income. You can further support your original lease agreement by modifying the terms with a lease termination letter or extend a rental for another term with a lease renewal. Lease Agreements By State Find your state-specific residential lease agreement below. How to Write (Fill Out) a Lease/Rental Agreement Here's how to write a lease: 1. Name the parties A simple rental agreement form must name the parties and where they live. First, you should write down: the landlord or property management company and their current address the tenant or tenants and their current address This is an example of where to write the Tenant and Landlord names in our lease template. 2. Describe the premises" are simply the exact address and type of rented property, such as an apartment, house, or condominium. An example of the "Premises" section from our rental agreement template. 3. Define the term of the lease The "term" is the length of time a tenant will rent the listed property. A standard lease agreement should detail exactly when the lease term begins and ends. Furthermore, a lease can either be fixed-term or month-to-month. A fixed-term rental lease means the agreement is set for a predetermined, or fixed, period of time. This type of lease expires on the end date listed in the agreement (usually up to 6 months, 1 year, or 2 years from the start date). A month-to-month rental lease means the agreement is for a one-month period with no defined end date. It continues monthly until either the landlord or tenant terminates the agreement. An example of the "Term" section from our printable lease agreement. 4. Set how much rent is owed A lease agreement must explicitly list the monthly rental amount and outline the consequences of late rent. It's up to the landlord to decide how much to charge for rent, but the cost is usually comparable to other properties within the same area. In addition, standard rent control laws may limit the amount you can charge for rent. Check your local rent control ordinance to ensure that your lease agreement is compliant with those regulations. This is an example of the "Rent" and "Additional Rent" sections of our free lease agreement. 5. Assign a security deposit amount A security deposit is a set amount of money usually collected at the beginning of the lease. Landlords have the right to collect a security deposit from their tenants, but their states' security deposit laws of your state). 6. Finalize the lease Once you finish discussing the details with your tenant, remember to: Print – print at least two copies of the rental lease for you and the other party Sign - sign and date the lease agreement form (both the tenant(s) and landlord) Save - file a hard copy of the signed document safely and consider scanning an electronic copy for extra safekeeping. Whether you're an experienced or first-time landlord, you can use these resources and guides to understand in simple terms what the law says about leases and rental contracts: Follow the steps below to rent your property easily: 1. Show your rental unit to tenants The first step in renting out a house or an apartment is to allow people to view the property. If tenants like the property and want to move in, they will likely inquire about the rent amount. Hosting viewings can be inconvenient if you have multiple properties, so many landlords hire a property management company to show their rental application. This form helps the landlord screen the tenant, and it includes information such as the applicant's: Name Current address Place of employment Income level Rental references The tenant can confirm their workplace using an employment verification letter. This document is also an easy way for renters to show proof of income. Typically, landlords require a small, non-refundable fee from the tenant to process the rental application. 3. Run a background and credit check After reviewing the tenant's application, you should run a background check (and/or a credit check). Tenant screening like this can help you avoid scams and problem tenants. The tenant usually pays for the cost. A background check shows if the applicant has a prior criminal history, and a credit check confirms whether the applicant has good or bad credit. Bad credit may be a sign of poor financial planning resulting in missed rent payments. Although these checks help you avoid dealing with bad tenants, you shouldn't base your decision to rent the property solely on the results. on tenant discrimination. Refusing tenancy because of minor criminal offenses or bad credit may be justifiably considered a violation of federal anti-discrimination law. 4. Check the tenant's references Next, you need to check the tenant's references in their rental application form mentioned in step 2. You should contact the references and ask questions such as: Did the applicant pay their rent and utilities on time? Were there any noise complaints at the tenant's last rental unit? Would you consider renting to this person again? Rental references are usually current or previous landlords and can give you insight into the tenant's character and behavior. 5. Create a lease agreement on the correct format. You make a lease agreement by writing it yourself from scratch, filling in a blank lease agreement template that includes all the necessary clauses, or using a lease agreement builder to create a lease specific to your property. Remember to include: After you've created the lease agreement is completed and signed, give the tenant the keys to move into the property. Remember to conduct a walkthrough of the unit alongside the tenant to finish the process. Bring a rental inspection checklist with you and document the property's condition before the tenant to finish the process. require additional disclosures and addendums because each rental property is different, and laws vary by state. These documents, attached separately to your lease agreement, inform new or current tenants about issues with your property and their rights. Download the most common disclosures and addendums below in MS Word (.docx) or Adobe PDF format: Asbestos Disclosure (Word) - notifies tenants of asbestos at the property (required for properties built before 1979) Bed Bug Addendum (Word) - explains how both parties should act in the event of a bedbug infestation Carbon Monoxide and Smoke Detector Addendum (Word) - states whether the landlord will provide carbon monoxide/smoke detectors and how the tenant is responsible for keeping them in good condition. Death in Rental Unit Disclosure (Word) - informs the tenant if anyone previously died in the property. Disclosure of Lead-Based Hazards (PDF) - notifies tenant if anyone previously died in the properties built before 1978) Flood Hazard Area Disclosure (Word) - states whether the property is located in a special flood hazard area. Foreclosure (Word) - the tenant should provide this during the lease if you need to explain that the rental agreement terminates on a specified date. Illegal Substance Contamination Disclosure (Word) - notifies the tenant if parts of the property have been contaminated by the manufacturing or storing an illegal substance (such as methamphetamine) Mold Disclosure (Word) - notifies the tenant that the property contains or may contain mold and whether the landlord will fix it. Notice of Abandoned Personal Property (Word) - tells the tenant that they left something in the unit when they moved out and need to collect it before it's thrown out. Pet Addendum (Word) - a pet addendum tells the tenant between multiple residents. Smoking Lease Addendum (PDF) - a smoking lease addendum tells the tenant whether they can smoke tobacco or marijuana on the property. Landlord and Tenant Laws by State Federal law recognizes that landlords and tenants have individual legal rights and obligations. Find out what the law in your state says about your rights using the table below, or check the following specific laws for your property: State Laws on Landlord's Access to Rental Property Tenants have the right to privacy when they rent a property. However, there may be reasons why a landlord needs to access the property, such as for maintenance or inspections. Nearly every state requires a landlord to give advance notice to their tenants before accessing a rental unit. Use the table below to check how much notice you need to give in your state, and check the relevant law: Security deposit from a tenant. Some states also require landlords to return security deposits to their tenants within a certain amount of time (potentially with interest). Usually, a landlord can deduct the following costs from the tenant's security deposit: Unpaid rent Cleaning costs Key replacement costs Cost to repair damages above ordinary wear and tear Any other amount legally allowable under the lease Use the table below to see the maximum security deposit limit in your state, whether it needs to be held in a separate account, and how much time you have to refund it after the lease ends: State Maximum Deposit Limit Held in Separate Account Refund Law AL 1 month's rent Not required 35 days to return deposit § 35-9A-201 AK 2 months' rent, unless monthly rent is greater than \$2000 Escrow account required - 14 days to return deposit - 30 days to return deposit if tenant doesn't provide proper notice § 34.03.070 AZ 1¹/₂ months' rent, unless tenant volunteers to pay more Not required 14 days to return deposit § 18-16-304, 18-16-305 CA 2 months rent (if unfurnished) or 3 months' rent (if furnished) Not required 21 days to return deposit Civil Code 1950.5 CO No regulation Not required - 30 days to return deposit unless otherwise stated in the lease - 60 days maximum if not stated in the lease § 38-12-103, 38-12-104 CT - 2 months' rent if tenant is under 62 years old - 1 month's rent if tenant is over 62 years old Interest-bearing account required 30 days to return deposit § 47a-22 a DE 1 month's rent for 1-year lease agreements (if unfurnished) Escrow account required (landlord's choice) - 15 days to return deposit - 30 days if any amount is retained § 83.49 GA No regulation Escrow account required except if landlord owns fewer than 11 rental units (unless managed by a third party) 30 days to return deposit § 44-7-37 HI 1 month's rent Not required 14 days to return deposit § 521-44 ID No regulation Not required - 21 days to return deposit unless otherwise stated in the lease - 30 days maximum if not stated in the lease § 6-321 IL No regulation Not required 45 days to return deposit unless otherwise stated in the lease - 30 days maximum 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regulation Not regulation Not regulation Not regulation Scrow account regulation Scrow account regulation Scrow account regulation Not regulation Not regulation Not regulation Not regulation Not regulation Scrow account regulation Not regula Article 6A WI No regulation Not required 21 days to return deposit ATCP § 134.06 WY No regulation Not required - 30 days to return deposit of a tenant is causing problems or not paying rent, the landlord can evict them from the property using an eviction notice. Use the table below to find out which type of notice you need to provide and which laws apply: State Notice to Quit or Leave Notice to Pay or Leave Law Alabama 14 days 5 days § 33-1368 Arkansas 14 days 5 days § 33-1368 Arkansas 14 days 5 days § 33-1368 Arkansas 14 days 5 days § 34-3-200 Arizona 10 days 5 days § 33-1368 Arkansas 14 days 5 days § 33-1368 Arkansas 14 days 5 days § 34-3-200 Arizona 10 days Colorado 3 days 3 days 8 13-40-107, § 13-40-107, § 13-40-104 Connecticut 15 days 3 days 8 47a-23 Delaware 7 days 5 days 5 days 5 days 5 5502 Florida 7 days 5 days 8 5513. Title 25, Chapter 55 § 5513. Title 25, Chapter 5 ILCS 5/9-210, 735 ILCS 5/9-209 Indiana 0 days 10 days § 32-31-1-6 to § 32-31-1-9 Iowa 7 days § 562A.27 Kansas - 14 days to cure - 30 days to vacate - 3 days - 5 days if notice is mailed § 58-2564, § 58-2507 Kentucky 14 days 7 days § 383.665, § 383.660 Louisiana 5 days 5 days CCP 4701 Maine 7 days 7 days Chapter 710, Title 14 § 6002 Maryland 30 days Dependent on lease agreement § 8-401 to 8-402 Massachusetts 0 days 14 days Chapter 186, Section 11, 11A Michigan 0 days 3 days § 89-7-27, § 89-8-13 Missouri 0 days 7 days § 600.5714, § 554.134 Minnesota 0 days 7 days § 600.5714, § 554.134 Minnesota 0 days 7 days 8 Montana - 14 days - 3 days if pet or guest problem 3 days § 70-24-422 Nebraska - 14 days to cure - 30 days to vacate 3 days § 40.2512 New Hampshire 30 days or dependent on the lease agreement 3 days § 711, § 753 North Carolina 0 days 10 days 3 days 10 days 10 days 10 days 10 days 10 days 3 days Landlord Tenant Act Section 501 Rhode Island 21 days 5 days § 34-18-36, §34-18-35 South Carolina 14 days 5 days § 27-40-710 South Dakota 3 days to cure - 30 days to cure days 14 days 9 V.S.A. § 4467 Virginia - 21 days to cure - 30 days to vacate 5 days § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, § 55.1-1245, definitions for the legal language commonly used in lease and rental agreement forms: Accidents: artificial or naturally occurring events that may damage a property. Accidents: artificial or naturally occurring events that may damage a property (fire, flood, earthquake, etc.). Assignment: the transfer of an interest in a lease. Attorney Fees: a payment made to a lawyer. Condemnation: the government seizure of private property for a public purpose, such as not paying rent or violating other terms of a rental lease agreement. Furniture: common home equipment such as couches, tables, beds, etc. Guarantor / Co-Signer: someone held accountable for paying rent if the tenant is unable to do so. Guests: short-term occupants of a rental property. Joint and several liability: where two or more people are independently held accountable for damages, regardless of who is at fault. Late Rent Fee: an additional, reasonable sum of money paid by a tenant after making a rent payment past the due date listed in the lease agreement. Noise Policy: a provision of a lease agreement outlining "quiet hours" in the apartment building, condominium, or neighborhood. Notice: a written announcement of some fact or observation. Option to Purchase: the tenant's right to purchase the rental property later. Parking: designated spaces where the tenant can keep their vehicles. Pet Policy: the permission or restriction of a tenant's ability to have an animal in a rental property. Property Maintenance: the process of preserving a rental unit and who is responsible for doing so. Such as cutting the grass, taking out the garbage, or unclogging the kitchen and bathroom drains. Renewal: a tenant's option to continue the lease. Renter's Insurance: a paid policy that protects personal belongings against theft or damage. Severability: a clause of a lease stating that if one part of the agreement is invalid for any reason, the rest of the lease is still enforceable Smoking Policy: the permission or restriction of a tenant's ability to smoke inside rental property. Sublet: a temporary housing arrangement between a current tenant and a new tenant to rent all or part of the currently leased property. The subletting period must be for less than the lease term. Successor: someone who takes over the obligations of a lease from a tenant or landlord. Utilities: a public or private service supplying electricity, water, gas, or trash collection to a property. Waterbed: a water-filled furnishing used to sleep and not typically permitted in most rental property. Washington, DC. View our filled-out rental lease example to see a completed residential lease agreement templates or create your customized document builder. Frequently Asked Questions (FAQs) A lease is a legally binding contract used when a landlord (the "lessor") rents out a property to a tenant (the "lessee"). This written agreement, a rental agreement, a rental contract, a lease form, a rental lease agreement, and a house rental agreement, and a house rental agreement, and a house rental agreement because it explains your responsibilities as a landlord, sets rules for the tenants living in your property, and is often required by state law. Having a lease agreement, helps you avoid disputes with your tenants and fix problems when they arise. Suppose you rent out a property but don't use a lease agreement. In that case, you could lose rent money, be liable for illegal activities on the property, receive penalties for unpaid utility costs, or spend a lot of money on property damage repairs and lawyer fees. Anyone who rents out a home, land, or commercial building should have a lease agreement. All adult tenants must be given a copy of the lease agreement after signing it. Landlords and property managers should also keep a copy on file. You rent out a room in your house by using a lease agreement stating you're renting out a room and not the entire property. If you're a tenant living in a rental property, you can sublet a room to another tenant using a room rental agreement. A standard residential lease and a room rental agreement allow you to establish quiet hours, times guests can visit, how to divide utility payments, and rules regarding pets, smoking, and parking. To rent out a room, both parties sign the agreement allow you to establish quiet hours, times guests can visit, how to divide utility payments, and rules regarding pets, smoking, and parking. from the tenant before handing over the keys. The difference between a lease and a rental agreement is the duration of the contracts (12 to 24 months), whereas rental agreements are usually short-term (a few weeks or months). If you're deciding whether a lease or rent is best for you, remember that a lease agreement provides more security, but a rental agreement offers more flexibility. Your responsibilities as a landlord include the following: Repairing and maintaining the normal wear and tear of appliances). For example, not making unnecessary visits to the property and dealing with problems that cause noise (such as dogs barking). Provide a safe and clean home to the tenant for the lease term. Examples include getting rid of mold, resolving water damage, and fixing ventilation problems. Return the tenant's security deposit if the tenant treats the property with respect and the rental is in good condition at the end of the lease term. Give the tenant advance notice when you need to enter the property. Landlord-tenant laws, which describe how a landlord should handle access to the property, security deposits, and evictions. If a tenant violates a lease, the landlord may try to resolve the problem by giving the tenant a chance to fix it (unless the violation is major, such as using the property to sell or manufacture illegal drugs). If the issue is not resolved within a specific time period (as set by state law), the landlord can begin the eviction process to remove the tenant. Common lease violations include unpaid rent and utility bills, damage to the property, and the tenant breaking the law. You should include the following information and clauses in a lease agreement: Names of all tenants: write the names of every adult who will live on the property. Term: State the lease's duration and whether it's for a fixed term or will automatically renew. Rent: set the amount of money the tenant will pay to live in the property and which day of the month the tenant will give the landlord to hold in case of any damages Depending on your property and where it is located, you may need to include some common disclosure and addendums that address specific situations such as smoking or pets.

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