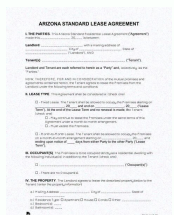


A lease agreement is a legal document that outlines the terms and conditions of renting a property from a landlord. It specifies the rights and responsibilities of both the tenant and the landlord. A lease agreement is necessary even if you rent a room in your house to someone you know, in case of any disputes or issues. To create a one page lease agreement pdf, follow these steps: - Download: PDF, Word (.docx), Rich Text - Step 1 - Parties: Fill in the current date (mm/dd/yyyy), the names of all tenants, and the name and address of the landlord. - Step 2 - Property: Fill in the complete address of the rental property, including the street address, unit/suite, city, state, and ZIP code. Choose the type of property from the options given, or write it manually if none of them apply. - Step 3 - Lease Term: Fill in the start and end dates of the lease term, which is the duration that the tenant can occupy the property. - Step 4 - Rent: Fill in the following: The monthly rent amount (\$), the due date of the rent (usually the 1st), and the payment method (e.g., by mailing a check to the landlord's address). - Step 5 - Late Fee: Check whether a late fee will or will not be charged if the tenant pays the rent late. If yes, fill in the late fee amount (\$) and the grace period (number of days) before it is applied. - Step 6 - Security Deposit: Check whether a security deposit will or will not be required. A security deposit is usually equal to one (1) month's rent, and it is used to cover any damages or losses caused by the tenant. The security deposit cannot be used for rent. If yes, fill in the security deposit amount (\$). - Step 7 - Acknowledgment (Signatures): Each party must: Sign their name, enter the date of signing, and print their name clearly. After filling in all the information, the agreement is complete. Send or deliver a copy to each tenant.. ## Lease Agreements - By State Below you can find a residential lease agreement for your state. ## Lease Agreements - By Type These are some free lease agreement templates by type: ### Residential Lease Agreement Forms [For Landlords] This template is for renting out a residential property for a fixed term of usually one year. It covers the most important and common terms and can be used for various types of properties. ### Most Popular This template is for renting out your property on a month-to-month basis.

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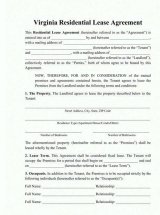


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RENTAL AGREEMENT

This rental agreement identified below is entered into by and between the Landlord and Tenant (referred to in the singular whether one or more) on the following terms and conditions:

1. **Parties:** Tenant(s): _____
 Current Address: _____
 Landlord: _____
 Premises: _____

2. **Term:** The term of this Rental Agreement shall be One year. The first day of the Rental Agreement term is _____.

3. **Rent:** Rent is payable at \$750.00 per month. Rent is due on or before the first day of each month during the term of this Rental Agreement. Rent shall be paid to Landlord at the address listed above.

4. **Tenant Responsibilities:** Tenant shall be responsible for _____

(List if Tenant will be responsible for shoveling driveway or walkways, lawn care, changing furnace filters monthly, ensuring rock salt is added, etc.)

1

- Step 5 - Late Fee: Check whether a late fee will or will not be charged if the tenant pays the rent late. If yes, fill in the late fee amount (\$) and the grace period (number of days) before it is applied. - Step 6 - Security Deposit: Check whether a security deposit will or will not be required. A security deposit is usually equal to one (1) month's rent, and it is used to cover any damages or losses caused by the tenant. The security deposit cannot be used for rent. If yes, fill in the security deposit amount (\$). - Step 7 - Acknowledgment (Signatures): Each party must: Sign their name, enter the date of signing, and print their name clearly.

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Sample Lease Agreement

This Lease Agreement entered into this _____ day of _____, 20____,
by and between _____, landowner of _____ (address),
hereafter known as "the Landowner,"
and _____, tenant of _____ (address),
hereafter known as "the Tenant." They shall be hereinafter jointly referred to as "the Parties."

Property Description
The Landowner hereby leases to the Tenant, to occupy and use for agricultural and related purposes, the following property:

consisting of approximately _____ acres situated in _____ County (Counties), _____ (State).

Term of Lease
The provisions of this agreement shall be in effect for _____ year(s), commencing on the _____ day of _____, 20____.
This lease shall continue in effect from year to year thereafter unless written notice of termination is given by either party to the other at least _____ days prior to expiration of this lease or any renewal thereof.

General Provisions
A. It is mutually agreed that the provisions of this lease are binding upon the heirs, executors, administrators, and successors of both Landowner and Tenant.

- Step 6 - Security Deposit: Check whether a security deposit will or will not be required. A security deposit is usually equal to one (1) month's rent, and it is used to cover any damages or losses caused by the tenant. The security deposit cannot be used for rent. If yes, fill in the security deposit amount (\$).

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You can use online services or agencies to perform these checks for a fee.. To rent your property, you need to follow these steps: - Step 1: Advertise your property online or offline with clear and accurate details. - Step 2: Ask interested applicants to fill out a rental application form with their personal and financial information. - Step 3: Conduct a credit and background check on the applicants to verify their identity and suitability. The applicants usually pay for the check. Don't reject applicants based on minor or irrelevant factors, as this may violate anti-discrimination laws. - Step 4: Contact the applicants' references, preferably their current or former landlords, and ask them about the applicants' rent payment history, behavior, and any issues they had. - Step 5: Create a one page lease agreement pdf that covers all the essential terms of the rental, such as the move-in date, rent amount, due date, late fees, utilities, lease termination, and penalties. You can write it yourself, use a template, or use a lease agreement builder. Both parties should sign the agreement after reviewing it carefully. - Step 6: Give the keys to the tenant after the lease agreement is signed and conduct a walkthrough of the property with them. Use a rental inspection checklist to document the condition of the property before the tenant moves in. - Step 7: Let the tenant stay on the property until the lease ends. If you want to renew or terminate the lease, follow the procedures in the agreement.. A lease renewal agreement is a document that extends the tenancy of a rental property.

You can use it if you and your tenant agree to continue the lease. If you want to end the lease, you can send a lease termination letter. Each state has different laws for landlords and tenants. You can find the laws for your state in the table below or check these specific topics: Landlord-Tenant Acts These are the general laws for landlords and tenants by state: Landlord's Access Tenants can expect privacy when they rent a property.

But sometimes landlords need to enter the property for maintenance or inspections. Most states require landlords to give notice to tenants before entering. The table below shows how much notice you need to give in your state and the law that applies: Security Deposit A security deposit is a sum of money that a landlord collects from a tenant to cover any damages or unpaid rent. Some states have rules for how much a landlord can charge, how long they can keep it, and whether they need to pay interest. A landlord can usually deduct these costs from the security deposit: Unpaid rent Cleaning costs Key replacement costs Cost to repair damages beyond normal wear and tear Any other amount allowed by the lease The table below shows the security deposit rules for each state: 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 give proper notice § 34.03.070 AZ 1½ months' rent, unless tenant agrees to pay more Not required 14 days to return deposit § 33-1321 AR 2 months' rent unless landlord has less than 6 rental units Not required 60 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 limit Not required - 30 days to return deposit or as 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 This article summarizes the state laws on security deposits for rental properties in the US. Security deposits are payments made by tenants to landlords to cover any potential damages or unpaid rent. The article lists the maximum amount, the type of account, and the deadline for returning the deposit for each state. The article also provides the legal references for each state law. The table below shows the main points of the article. You can download a ****one page lease agreement pdf**** that includes this information from our website.

State	Maximum Amount	Account Type	Return Deadline
CT	1 month's rent (over 62 years old)	Interest-bearing	30 days
DE	1 month's rent (unfurnished)	Escrow	30 days
FL	No limit	Interest-bearing or non interest-bearing (landlord's choice)	15 days (full refund) or 30 days (partial refund)
GA	No limit	Escrow (except for landlords with less than 11 units or third-party managers)	30 days
HI	1 month's rent	Not required	14 days
ID	No limit	Not required	21 days (specified in lease) or 30 days (not specified in lease)
IL	No limit	Not required	45 days
IN	No limit	Not required	21 days (specified in lease) or 30 days (not specified in lease)
IA	2 months' rent	Federally-insured	30 days
KS	1 month's rent (unfurnished) or 1.5 months' rent (furnished)	Not required	30 days
KY	No limit	Escrow	30 days
LA	No limit	Not required	30 days
ME	2 months' rent	Not required	30 days
MD	2 months' rent	Escrow	45 days
MA	1 month's rent	Interest-bearing escrow	30 days
MI	1.5 months' rent	Not required	30 days
MN	No limit	Not required	21 days
MS	No limit	Not required	45 days
MO	2 months' rent	Not required	30 days
MT	No limit	Not required	30 days
NV	3 months' rent	Not required	30 days (partial refund) or 30 days (full refund)
NE	1 month's rent	Not required	14 days
NH	1 month's rent or \$100 (greater)	Not required	30 days
NJ	1.5 months' rent	Not required	30 days
NM	1 month's rent (less than 1 year lease) or no limit (more than 1 year lease)	Not required	30 days

This article summarizes the rules and regulations for security deposits in different states in the US. Security deposits are payments made by tenants to landlords to cover any potential damages or unpaid rent. The article also explains

some common terms used in lease and rental agreements. The keyword for this article is 'one page lease agreement pdf'. The table below shows the maximum amount of security deposit, the type of account required to hold it, and the deadline to return it for each state.

State	Max Deposit	Account Type	Return Deadline	Reference
NY	No limit	Not required	14 days	Emergency Tenant Protection Act 576/74
NC	- 1.5 months' rent for monthly leases - 2 months' rent for yearly leases	Trust account or bank bond	- 30 days - 60 days if damages > 1 month's rent	Article 6 Tenant Security Deposit Act
ND	1 month's rent	Escrow account	30 days	§ 47-16-07.1
OH	No limit	Not required	30 days	§ 5321.16
OK	No limit	Federally-insured escrow account	30 days	Title 41 §41-115
OR	No limit	Not required	31 days	ORS 90.300
PA	2 months' rent	Escrow account for deposits > \$100 or held > 2 years	30 days	Landlord Tenant Act Section 511-512
RI	1 month's rent	Not required	20 days	§ 34-18-19
SC	No limit	Not required	30 days	§ 27-40-410
SD	1 month's rent	Not required	14 days	§ 43-32-6.1, § 43-32-24
TN	No limit	Escrow account	30 days	§ 66-28-301
TX	No limit	Not required	30 days	§ 92.101 - 92.110
UT	No limit	Not required	30 days	Title 57 Chapter 17
VT	No limit	Not required	14 days	9 V.S.A. § 4461
VA	2 months' rent	Not required	45 days	§ 55.1-1226
WA	No limit	Escrow account	21 days	§ 59.18.253, 59.18.260 - 59.18.285
WV	No limit	Not required	60 days	Chapter 37 Article 6A
WI	No limit	Not required	21 days	ATCP § 134.06
WY	No limit	Not required	- 30 days - 60 days if any amount is retained	§ 1-21-1208

The following are some definitions of terms used in lease and rental agreements:

- Access: The right to enter a property.
- Accidents: Events that may damage a property (fire, flood, earthquake, etc.).
- Alterations: Changes made to a property.
- Appliances: Home equipment like a refrigerator or dishwasher.
- Assignment: The transfer of a lease interest.
- Attorney Fees: A payment to a lawyer.
- Condemnation: The government taking private property for public use, such as highway construction.
- Default: When a lease term is violated.

A one page lease agreement pdf is a document that outlines the terms and conditions of renting a property. It includes the following definitions and steps:

- Furniture: Items like sofas, tables, beds, etc. that are provided by the landlord.
- Guarantor/Co-Signer: A person who pays the rent if the tenant fails to do so.
- Guests: People who stay in the property for a short time.
- Joint and several liabilities: A rule that makes each tenant responsible for the whole damage, no matter who caused it.
- Late Rent Fee: An extra amount that the tenant pays if they miss the rent deadline.
- Noise Policy: A rule that sets the hours when the tenants should be quiet.
- Notice: A written statement of a fact or a decision.
- Option to Purchase: The tenant's right to buy the property later.
- Parking: Spaces where the tenant can park their vehicles.
- Pet Policy: The landlord's permission or prohibition of having animals in the property.
- Property Maintenance: The upkeep of the property and who is in charge of it. For example, mowing the lawn, taking out the trash, or fixing the drains.
- Renewal: The tenant's choice to extend the lease.
- Renter's Insurance: A policy that covers the tenant's belongings in case of theft or damage.
- Severability: A clause that says that the lease is still valid even if one part of it is not.
- Smoking Policy: The landlord's permission or prohibition of smoking in the property.
- Sublet: A temporary arrangement where the tenant rents out the property or part of it to someone else. The subletting period must be shorter than the lease term.
- Successor: A person who takes over the lease from a tenant or a landlord.
- Utilities: Services like electricity, water, gas, or trash collection that are provided to the property.
- Waterbed: A bed filled with water that is usually not allowed in most properties.

How to Write a Lease/Rental Agreement To write a lease, follow these steps:

- Step 1: Name the Parties. Write down the names and addresses of the landlord or property manager and the tenant or tenants.
- Step 2: Describe the Property. Write down the address and features of the property, such as the number of rooms, bathrooms, appliances, etc.
- Step 3: Set the Rent and Security Deposit. Write down the amount and frequency of the rent and the security deposit, and how and when they should be paid.
- Step 4: Specify the Term and Occupancy. Write down the start and end dates of the lease and the names of the people who will live in the property.
- Step 5: Add the Terms and Conditions. Write down the rules and responsibilities of the landlord and the tenant, such as the furniture, utilities, maintenance, pet policy, noise policy, smoking policy, etc.
- Step 6: Sign and Date the Lease. Both the landlord and the tenant should sign and date the lease in front of a witness or a notary..

- Specify the Premises The "premises" are the property you are renting out, such as an apartment, house, or condo. You should include the exact address and type of property in the lease agreement. For example, this is how the "Premises" section looks like in our lease agreement template.

Step 3 - State the Terms of the Lease The "term" is how long the tenant will rent the property. A standard lease agreement should show when the term starts and ends. Also, a lease can be fixed-term or month-to-month. A fixed-term lease is for a set period, such as 6 months, one year, or two years. It ends on the date in the agreement. A month-to-month lease is for one month at a time. It goes on until the landlord or tenant ends it. For example, this is how the "Term" section looks like in our lease agreement template.

Step 4 - Set the Rent Amount and Late Fees A lease agreement should clearly state the monthly rent and the consequences of late rent. The landlord can decide how much to charge for rent, but it should be similar to other properties in the area. Also, some rent control laws may limit the rent amount. Check your local rent control laws to make sure your lease agreement follows them. For example, this is how the "Rent" and "Additional Rent" sections look like in our free lease agreement.

Step 5 - Collect a Security Deposit A security deposit is a sum of money the landlord takes from the tenant at the start of the lease. Landlords can collect a security deposit from their tenants, but they have to follow their state's security deposit laws. These laws say what the landlord can use the money for (check your state's security deposit laws).

Step 6 - Complete the Lease After you agree on the details with your tenant, remember to: Print - print two or more copies of the lease agreement for you and the tenant Sign - sign and date the lease agreement (both the tenant(s) and landlord) Save - keep a hard copy of the signed document and scan an electronic copy for backup. The following standard lease agreement works for all states except California, Florida, and Washington, DC.

Frequently Asked Questions You need a lease agreement to define your duties as a landlord and set rules for the tenants on your property.. A lease agreement is a form that protects you and your tenants from potential problems. Without a lease agreement, you may face legal or financial troubles if your property is used for illegal activities, damaged, or unpaid. Whether you rent a home, land, or commercial building, you need a lease agreement. You can also rent a room in your house or sublet a room in your rental property with a room rental agreement. Both types of agreements let you set rules for guests, pets, smoking, parking, and utilities. You should collect a security deposit from the tenant before giving them the keys. A lease agreement lasts longer (12 to 24 months) than a rental agreement (a few weeks or months). A lease agreement is more secure, but a rental agreement is more flexible. As a landlord, you have to: Maintain the appliances and fix any damages. Respect the tenant's privacy and peace. For example, don't visit the property too often and handle noise issues. Provide a safe and clean home for the lease term. For example, remove mold, fix water damage, and improve ventilation. Return the security deposit if the tenant leaves

the property in good condition.

Notify the tenant in advance when you need to enter the property for repairs or showings. If a tenant breaks the lease, you can try to solve the problem by letting them correct it (unless it's serious, like selling or making illegal drugs on the property).

If the problem persists, you can evict them according to state law. A lease agreement is a contract between a landlord and a tenant that outlines the terms and conditions of renting a property. It protects both parties from potential disputes and legal issues. A lease agreement should contain the following essential elements: - **Names of all tenants**: List every adult who will occupy the property, regardless of their relationship or contribution to the rent. - **Term**: Specify the length of the lease and whether it will end on a fixed date or renew automatically. - **Rent**: Indicate the monthly rent amount and the due date.

You can also include the payment method and any late fees or penalties. - **Premises**: Describe the property, its address, and any amenities or features included in the rent.

- **Security deposit**: State the amount of money the tenant will pay upfront to cover any potential damages to the property. You should also mention the conditions and procedures for returning the deposit. - **Disclosures and addendums**: Depending on the property and the location, you may need to add some additional clauses or documents that address specific issues, such as smoking, pets, utilities, maintenance, or subletting. A lease agreement can be written in any format, but it is advisable to use a standard template that covers all the necessary aspects.

One of the most convenient and popular formats is the **one page lease agreement pdf**, which is a simple and concise document that can be easily downloaded, printed, or signed online. You can find many examples and templates of one page lease agreement pdf on the internet, or you can create your own using a word processor or a pdf editor.