

# ONE PAGE LEASE AGREEMENT

## Short-Form Residential Lease

**Landlord:** [LANDLORD NAME], [LANDLORD ADDRESS] **Tenant:** [TENANT 1] **Premises:** [PROPERTY ADDRESS] **Term:** to **Monthly Rent:** , due on the 1st **Security Deposit:** \$0.00 **Late Fee:** \$50.00 after 5-day grace

### Terms:

1. Rent monthly in advance without demand.
2. Residential use only; no subletting without written consent.
3. Keep clean and in good condition; report repairs promptly.
4. Landlord may enter on 24 hours' notice, immediately in emergency.
5. Utilities paid by Tenant.
6. No pets without written consent (service animals excepted).
7. Smoking prohibited.
8. Return Premises clean; forwarding address required; deposit returned within state deadline less lawful deductions.
9. Governed by state of Premises; prevailing party recovers attorney fees.
10. Entire agreement; modifications must be written.

Lead-Paint disclosure applies if pre-1978.

### Landlord

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

### Tenant

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE