**Residential Lease Agreement**

This Residential Lease Agreement ("Agreement") is made and entered into on this \_\_\_ day of \_\_\_\_\_\_\_***, 20\_\_***, by and between:

**Landlord**:
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

**1. Property**
The Landlord hereby leases to the Tenant the premises located at:
**Address**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
("Premises")

**2. Term**
The lease term shall begin on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and shall:
☐ Continue as a month-to-month tenancy
☐ End on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Fixed-term lease)

**3. Rent**
Tenant agrees to pay monthly rent of $\_\_\_\_\_\_\_\_\_\_\_, due on the \_\_\_ day of each month. Rent shall be paid to:
Landlord or Agent: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Payment Address or Method: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**4. Security Deposit**
Tenant shall pay a security deposit of $\_\_\_\_\_\_\_\_\_\_\_ upon signing this Agreement. This deposit will be held to cover damages, unpaid rent, or other obligations under this lease, and shall be refundable, less any deductions, within \_\_\_ days of move-out.

**5. Utilities and Services**
The following utilities and services shall be paid as follows:
☐ Electricity: ☐ Landlord ☐ Tenant
☐ Water/Sewer: ☐ Landlord ☐ Tenant
☐ Gas: ☐ Landlord ☐ Tenant
☐ Trash Collection: ☐ Landlord ☐ Tenant
☐ Internet/Cable: ☐ Landlord ☐ Tenant
☐ Other: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_: ☐ Landlord ☐ Tenant www.templatenum.com

**6. Occupants**
Only the following individuals may reside at the Premises:

Any change in occupants must be approved by the Landlord in writing.

**7. Use of Premises**
The Premises shall be used exclusively for residential purposes. Commercial activities or illegal conduct are strictly prohibited.

**8. Maintenance and Repairs**
Tenant agrees to keep the Premises clean and in good condition. Tenant shall promptly report any damage or needed repairs to the Landlord. The Landlord is responsible for major repairs not caused by Tenant negligence.

**9. Alterations**
Tenant shall not make any alterations, additions, or improvements to the Premises without prior written consent from the Landlord.

**10. Entry**
Landlord may enter the Premises with at least 24-hour notice for inspections, repairs, or to show the unit to prospective tenants or buyers, except in case of emergency.

**11. Pets**
☐ Pets are NOT allowed.
☐ Pets are allowed with the following restrictions: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**12. Termination**
Tenant must provide \_\_\_ days’ written notice prior to vacating the Premises at the end of the lease or for a month-to-month tenancy. Early termination may result in penalties as defined in this lease or by applicable law.

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

**14. Entire Agreement**
This Agreement constitutes the entire understanding between the parties. Any modifications must be in writing and signed by both parties.

**IN WITNESS WHEREOF**, the parties have executed this Lease Agreement as of the date first written above.

**Landlord Signature**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Name (printed): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

**Witness (if required)**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Residential Lease Agreement (Sample)**

This Residential Lease Agreement ("Agreement") is made and entered into on this **22nd day of July, 2025**, by and between:

**Landlord**:
Name: **Michael D. Everett**
Address: **1327 Lakeside Drive, Austin, TX 78704**
Phone: **(512) 555-8392**
Email: **m.everett@rentalpropertiesco.com**

**Tenant(s)**:
Name(s): **Rachel M. Cooper and Jeremy L. Cooper**
Address: **2025 Briar Ridge Lane, Austin, TX 78723**
Phone: **(512) 555-4728**
Email: **rachelcooper84@gmail.com**

**1. Property**

The Landlord hereby leases to the Tenant the premises located at:
**Address**: **1410 Maplewood Avenue, Unit B, Austin, TX 78722**
("Premises")

**2. Term**

The lease term shall begin on **August 1, 2025** and shall:
☐ Continue as a month-to-month tenancy
☑ End on **July 31, 2026** (Fixed-term lease)

**3. Rent**

Tenant agrees to pay monthly rent of **$1,850**, due on the **1st** day of each month. Rent shall be paid to:
Landlord or Agent: **Michael D. Everett**
Payment Address or Method: **Via bank transfer to Chase Bank Account #89423421**

**4. Security Deposit**

Tenant shall pay a security deposit of **$1,850** upon signing this Agreement. This deposit will be held to cover damages, unpaid rent, or other obligations under this lease, and shall be refundable, less any deductions, within **30 days** of move-out.

**5. Utilities and Services**

The following utilities and services shall be paid as follows:

* **Electricity**: ☑ Tenant
* **Water/Sewer**: ☑ Tenant
* **Gas**: ☑ Tenant
* **Trash Collection**: ☑ Landlord
* **Internet/Cable**: ☑ Tenant
* **Lawn Care**: ☑ Landlord

**6. Occupants**

Only the following individuals may reside at the Premises:
**Rachel M. Cooper, Jeremy L. Cooper, and their daughter, Sophie Cooper (age 6)**

Any change in occupants must be approved by the Landlord in writing.

**7. Use of Premises**

The Premises shall be used exclusively for residential purposes. Commercial activities or illegal conduct are strictly prohibited.

**8. Maintenance and Repairs**

Tenant agrees to keep the Premises clean and in good condition. Tenant shall promptly report any damage or needed repairs to the Landlord. The Landlord is responsible for major repairs not caused by Tenant negligence.

**9. Alterations**

Tenant shall not make any alterations, additions, or improvements to the Premises without prior written consent from the Landlord.

**10. Entry**

Landlord may enter the Premises with at least 24-hour notice for inspections, repairs, or to show the unit to prospective tenants or buyers, except in case of emergency.

**11. Pets**

☐ Pets are NOT allowed.
☑ Pets are allowed with the following restrictions: **One dog under 40 lbs. No aggressive breeds. $250 non-refundable pet fee applies.**

**12. Termination**

Tenant must provide **30 days’** written notice prior to vacating the Premises at the end of the lease or for a month-to-month tenancy. Early termination may result in penalties as defined in this lease or by applicable law.

**13. Governing Law**

This Agreement shall be governed by the laws of the State of **Texas**.

**14. Entire Agreement**

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

**IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the date first written above.**

**Landlord Signature**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Name (printed): **Michael D. Everett**
Date: **07/22/2025**

**Tenant Signature(s)**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Name (printed): **Rachel M. Cooper**
Date: **07/22/2025**

**Tenant Signature(s)**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Name (printed): **Jeremy L. Cooper**
Date: **07/22/2025**