

RESIDENTIAL LEASE AGREEMENT

State of Idaho

PARTIES

This Residential Lease Agreement ("Lease") is entered into as of by and between:

Landlord: , with an address at ("Landlord")

Tenant(s): , ("Tenant")

1. PREMISES

Landlord agrees to lease to Tenant the property located at:

Including:

The Premises shall be used exclusively for residential purposes.

2. TERM

The lease term shall be:

Start Date:

End Date:

This is a lease. Upon expiration, this Lease shall

.

3. RENT

Tenant agrees to pay rent as follows:

Monthly Rent: \$

Due Date:

Payment Method:

Payment Address:

Late Fee: A late fee of \$ shall be charged for rent received after days past the due date.

4. SECURITY DEPOSIT

Upon execution of this Lease, Tenant shall pay a security deposit of \$.

The security deposit shall be held by Landlord and may be applied to:

- a) Unpaid rent
- b) Damage to the Premises beyond normal wear and tear
- c) Cleaning costs if Premises are not left in acceptable condition
- d) Other breaches of this Lease

The security deposit, less any lawful deductions, shall be returned within days after Tenant vacates the Premises.

5. UTILITIES AND SERVICES

The following utilities and services shall be paid by:

Landlord:

Tenant:

6. MAINTENANCE AND REPAIRS

Tenant agrees to:

- a) Keep the Premises clean and sanitary
- b) Properly dispose of garbage
- c) Not damage or remove any part of the Premises

d) Promptly notify Landlord of any needed repairs

Landlord agrees to:

a) Maintain the Premises in habitable condition

b) Make necessary repairs within a reasonable time

c) Comply with all applicable building and housing codes

7. OCCUPANCY

The Premises shall be occupied only by the following persons:

No additional persons may reside at the Premises without Landlord's prior written consent.

8. PETS

Pet Deposit: \$

9. ENTRY BY LANDLORD

Landlord may enter the Premises for inspection, repairs, or showing to prospective tenants or buyers, provided Landlord gives Tenant advance notice, except in case of emergency.

10. TERMINATION

Either Party may terminate a month-to-month tenancy by providing written notice.
For fixed-term leases, .

SIGNATURES & EXECUTION

The Parties have executed this Agreement as of the date first written above.

PARTY A

Signature

Printed Name

Title

Date

PARTY B

Signature

Printed Name

Title

Date