

# RESIDENTIAL LEASE AGREEMENT

State of West Virginia

## 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