

RESIDENTIAL LEASE AGREEMENT

This lease agreement (the "Lease") is made and entered into as of the [DATE] by and between [LANDLORD NAME], whose address is [LANDLORD ADDRESS] (the "Landlord"), and [TENANT NAME], whose address is [TENANT ADDRESS] (the "Tenant").

1. Property

The Landlord agrees to lease to the Tenant, and the Tenant agrees to lease from the Landlord, the premises located at [PROPERTY ADDRESS] (the "Premises").

2. Term

The term of this Lease shall commence on [START DATE] and shall continue for a period of [TERM] months, unless sooner terminated as provided herein.

3. Rent

The Tenant shall pay to the Landlord a monthly rent of [RENT AMOUNT] Dollars ($[RENT AMOUNT]$). Rent shall be due and payable on the first day of each month.

4. Security Deposit

The Tenant shall deposit with the Landlord a security deposit in the amount of [SECURITY DEPOSIT AMOUNT] Dollars ($[SECURITY DEPOSIT AMOUNT]$). The security deposit shall be returned to the Tenant within 30 days after the termination of this Lease, less any amounts due to the Landlord for unpaid rent, damages to the Premises, or other charges authorized by this Lease.

5. Utilities

The Tenant shall be responsible for the payment of all utilities and services for the Premises, including but not limited to water, gas, electricity, and trash removal.

6. Maintenance and Repairs

The Landlord shall be responsible for all maintenance and repairs to the Premises, except for repairs caused by the Tenant's negligence or willful misconduct.

7. Assignment and Subletting

The Tenant shall not assign this Lease or sublet the Premises without the prior written consent of the Landlord.

8. Termination

This Lease may be terminated by either party upon [NOTICE PERIOD] days' written notice to the other party. If the Tenant fails to pay rent when due, the Landlord may terminate this Lease immediately.

9. Entire Agreement

This Lease constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior or contemporaneous communications, representations, or agreements, whether oral or written.

10. Governing Law

This Lease shall be governed by and construed in accordance with the laws of the State of Florida.

11. Severability

If any provision of this Lease is held to be invalid or unenforceable, such provision shall be struck from this Lease and the remaining provisions shall remain in full force and effect.

12. Waiver

No waiver of any provision of this Lease shall be effective unless in writing and signed by both parties.

13. Notices

All notices and other communications hereunder shall be in writing and shall be deemed to have been duly given when delivered in person, upon the first business day following deposit in the United States mail, postage prepaid, certified or registered, return receipt requested, addressed as follows:

If to Landlord:

[LANDLORD NAME]

[LANDLORD ADDRESS]

If to Tenant:

[TENANT NAME]

[TENANT ADDRESS]

or to such other address as either party may designate in writing from time to time.

14. Binding Effect

This Lease shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

15. Florida Statutes

The parties agree that this Lease shall be construed and enforced in accordance with the laws of the State of Florida, including but not limited to the following Florida Statutes:

Section 83.51 - Landlord's Duty to Maintain Premises

Section 83.52 - Tenant's Duty to Use Premises for Lawful Purposes

Section 83.53 - Tenant's Duty to Pay Rent

Section 83.56 - Termination of Lease

Section 83.57 - Security Deposits

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

[LANDLORD NAME]

[TENANT NAME]