

ONE-PAGE LEASE AGREEMENT

1. 1. Parties and Property

This Lease Agreement is made on [DATE] between [LANDLORD NAME], with a notice address at [LANDLORD ADDRESS] and phone [LANDLORD PHONE] (the "Landlord"), and [TENANT NAME(S)], (the "Tenant"). The Landlord rents to the Tenant the residential property located at [RENTAL PROPERTY ADDRESS, INCLUDING UNIT NUMBER] (the "Premises"). If more than one Tenant signs, each is jointly and severally responsible for the full rent and all obligations under this Lease.

2. 2. Term

The lease begins on [START DATE] and ends on [END DATE]. If the Tenant remains after the end date with the consent of the Landlord and no new agreement is signed, the tenancy continues month to month and either party may end it with [NOTICE PERIOD, e.g., 30 days] written notice. If either party wants to end a month-to-month tenancy, notice must be given at least that many days before the next rent due date.

3. 3. Rent

The Tenant will pay rent of [MONTHLY RENT] per month, due on the [RENT DUE DAY, e.g., 1st] day of each month, payable to [PAYEE NAME] by [PAYMENT METHOD]. Rent received more than [GRACE PERIOD, e.g., 5] days late incurs a late fee of [LATE FEE], not to exceed the maximum allowed by state law. A returned or failed payment incurs a fee of [RETURNED PAYMENT FEE]. Rent for a partial first or last month is prorated at [DAILY RATE] per day.

4. 4. Security Deposit

The Tenant will pay a security deposit of [SECURITY DEPOSIT AMOUNT] before moving in. The deposit is held to cover unpaid rent, damage beyond ordinary wear and tear, and cleaning costs caused by the Tenant. The Landlord will return the deposit, with an itemized statement of any deductions, within [DEPOSIT RETURN PERIOD, e.g., 21 days] after the Tenant moves out and provides a forwarding address, or within the period required by state law if shorter. The deposit may not be used by the Tenant as last month rent.

5. 5. Utilities and Services

The Landlord will pay for: [LANDLORD-PAID UTILITIES, e.g., water, sewer, trash]. The Tenant will pay for: [TENANT-PAID UTILITIES, e.g., electricity, gas, internet], and will put those accounts in the name of the Tenant by the start date. Any utility not listed is the responsibility of the Tenant. Failure to keep a required utility on and paid is a breach of this Lease.

6. 6. Use and Occupants

The Premises will be used only as a private residence by the following occupants: [NAMES AND AGES OF ALL OCCUPANTS]. Guests may stay no longer than [GUEST STAY LIMIT, e.g., 14 consecutive days] without written approval from the Landlord. The Tenant may not sublet the Premises, list it on a short-term rental platform, run a business that brings customers to the property, or assign this Lease without the prior written consent of the Landlord. The Tenant will not disturb the quiet enjoyment of neighbors or use the Premises for any unlawful purpose.

7. 7. Pets and Smoking

Pets are [PETS ALLOWED OR NOT ALLOWED]. If allowed, only the following are approved: [APPROVED

PETS, BREED AND WEIGHT], and a pet deposit of [PET DEPOSIT] and pet rent of [PET RENT] per month apply. Smoking and vaping are [PERMITTED OR PROHIBITED] inside the Premises and [PERMITTED OR PROHIBITED] on balconies, patios, and within [SMOKING DISTANCE] of any entrance. An assistance animal required as a reasonable accommodation is not a pet and is not subject to pet deposits or pet rent.

8.8. Maintenance and Repairs

The Landlord will keep the Premises in a habitable condition and maintain the plumbing, heating, electrical systems, and any appliances supplied with the Premises. The Tenant will keep the Premises clean and sanitary, dispose of trash properly, use all systems and appliances reasonably, and report any needed repair to the Landlord promptly at [MAINTENANCE CONTACT]. The Tenant is responsible for the cost of repairs caused by the misuse or negligence of the Tenant, an occupant, or a guest. The Tenant will not paint, alter, or install fixtures without written permission, and is responsible for [TENANT-ASSIGNED TASKS, e.g., lawn care, snow removal, filter changes].

9.9. Entry, Default, and Termination

The Landlord may enter the Premises with at least [ENTRY NOTICE, e.g., 24 hours] advance notice for repairs, inspections, or showings, and without notice in a genuine emergency. If the Tenant fails to pay rent or breaches any other term, the Landlord may give written notice and pursue the remedies allowed by state law, including termination of the tenancy and eviction through the courts. The Tenant remains liable for unpaid rent, damages, and reasonable costs of collection permitted by law. At the end of the tenancy, the Tenant will return all keys, remove all personal property, and leave the Premises clean and in the same condition as at move-in, ordinary wear and tear excepted.

10.10. Signatures

By signing below, each party agrees to the terms above and confirms receipt of a copy of this Lease and of any disclosures required by law. LANDLORD: Signature: _____. Printed Name: [LANDLORD NAME]. Date: [DATE]. TENANT: Signature: _____. Printed Name: [TENANT NAME]. Date: [DATE]. TENANT (second, if any): Signature: _____. Printed Name: [SECOND TENANT NAME]. Date: [DATE]. Electronic signatures have the same effect as original signatures.

11. Disclaimer

This template is provided for general informational purposes only and is not legal advice. A one-page lease intentionally omits terms that many states require landlords to disclose, including lead-based paint disclosures for housing built before 1978, security deposit handling and interest rules, and required notice periods. Check the landlord-tenant statute for your state and city, attach the disclosures that apply, and consult a licensed attorney before relying on this document. Use of this template does not create an attorney-client relationship with ScanContract.