Kentucky Residential Lease Agreement

Prepared with Signathing. Roles: Landlord, Tenant.

1. Parties and premises

Landlord (name): _____

Tenant(s) (name): _____

Premises address: _____

The Landlord leases the Premises to the Tenant for residential use only. No more than the persons named in the application may live there without the Landlord's written consent.

2. Term

Lease starts (date): _____

Lease ends (date), or write month-to-month: _____

If the Tenant stays after the end date with the Landlord's consent and no new lease is signed, the tenancy continues month to month on the same terms, and either party may end it with 30 days' written notice.

3. Rent

Monthly rent ($): _____

Due on the (day) of each month: _____

How rent is paid (check, transfer, portal): _____

Rent not received within five days after the due date carries a late fee as written here, if any. A returned payment is treated as unpaid rent plus the bank's returned-item cost.

Late fee after 5 days ($, or 0): _____

4. Security deposit

Security deposit ($): _____

Within 60 days after the Tenant moves out, returns the keys and gives a forwarding address, the Landlord returns the deposit with an itemized list of any deductions for unpaid rent and damage beyond ordinary wear. Where Kentucky's Uniform Residential Landlord and Tenant Act applies, the deposit is kept in a separate account used only for deposits, and the Tenant is told in writing the bank's name and the account number.

Deposit held at (bank name, if the state requires a separate account): _____

5. Utilities and services

Paid by Landlord: _____

Paid by Tenant: _____

A general form provided as a convenience by Signathing (AllContraX LLC), not legal advice, and not a claim that it complies with any law. Rules change and vary by state and city. Check the statute cited here, or ask a lawyer, before you rely on it. Kentucky clauses follow KRS 383.580, KRS 383.585, KRS 383.615, KRS 383.695 as read on 2026-10-23.

6. Condition, maintenance and repairs

Both parties complete a move-in inspection checklist within three days of the start date. The Tenant keeps the Premises clean and safe, reports needed repairs promptly, and pays for damage caused by the Tenant or guests. The Landlord keeps the structure, plumbing, heating, electrical and supplied appliances in working order and makes repairs within a reasonable time after notice.

7. Use, pets and smoking

Pets allowed (describe, or none): _____

Smoking: _____

Choices: Not permitted anywhere / Outdoors only / Permitted

No business that brings customers to the Premises, no illegal activity, and nothing that disturbs neighbors or voids the Landlord's insurance.

8. Entry

The Landlord gives at least two days' notice before entering to inspect, repair or show the Premises, enters at a reasonable time, and needs no notice in an emergency.

9. Ending the lease and default

Either party ends a month-to-month tenancy with at least 30 days' written notice. If rent is unpaid or a term is broken, the Landlord gives the written notice Kentucky law requires before ending the tenancy, and the Tenant is responsible for rent through the end of the term unless the Premises is re-rented sooner.

10. Other terms

Additional terms (or none): _____

This lease is the whole agreement. Changes must be in writing and signed by both parties. If a part is unenforceable, the rest stands. Each party has read and received a copy.

11. Disclosures

The Landlord initials each item below to confirm it was given to the Tenant with this lease, or marks it not applicable.

- ☐ Lead-based paint and hazards, for a building built before 1978, with the EPA pamphlet (42 U.S.C. 4852d)
- ☐ Where the deposit is held, with the account number (KRS 383.580)
- ☐ A written list of existing damage at move-in, which the Tenant may inspect and sign (KRS 383.580)
- ☐ Name and address of the owner and of any agent (KRS 383.585)

The Uniform Residential Landlord and Tenant Act applies only in the cities and counties that adopted it, including Louisville, Lexington and others. Elsewhere in Kentucky only the general statutes apply.

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Signatures

Landlord

Signature	Date	Printed name

Tenant

Signature	Date	Printed name

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