

Tennessee 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 (\$): _____

When the Tenant moves out, the Landlord inspects the Premises, gives the Tenant a signed itemized list of any damage beyond ordinary wear with estimated repair costs, and sends notice of any refund due to the Tenant's last known or reasonably determinable address; if the Tenant does not respond within 60 days of that notice, the Landlord may keep the deposit. The Landlord keeps the deposit in an account used only for tenant deposits at a bank or lending institution regulated by the state or a federal agency, and tells the Tenant where that account is held when the deposit is paid.

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

5. Utilities and services

Paid by Landlord: _____

Paid by Tenant: _____

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 enters with the Tenant's consent, which the Tenant does not unreasonably withhold for inspections, repairs, services or showings, needs no consent in an emergency, and gives at least 24 hours' notice before showing the Premises to prospective tenants in the final 30 days of the term.

9. Ending the lease and default

Either party ends a month-to-month tenancy with written notice given at least 30 days before the periodic rental date named in the notice. If rent is unpaid or a term is broken, the Landlord gives the written notice Tennessee 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)
- ☐ Name and address of the agent who manages the Premises and of the owner or a person authorized to accept notices and service of process for the owner, in writing at or before the start of the tenancy (Tenn. Code 66-28-302)
- ☐ Where the deposit account is held, given when the deposit is paid (Tenn. Code 66-28-301(h))

The Uniform Residential Landlord and Tenant Act applies only in counties with more than 75,000 people under the 2010 census, so smaller counties follow general Tennessee landlord and tenant law and the lease terms.

Signatures

Landlord

Signature

Date

Printed name

Tenant

Signature

Date

Printed name