Vermont 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 14 days after the Landlord learns the Tenant has moved out, or after the move-out date when the Tenant gave notice of it, the Landlord hand-delivers or mails the deposit to the Tenant's last known address with a written statement itemizing any deductions for unpaid rent, damage beyond ordinary wear, unpaid utilities and removal of abandoned property; a seasonal rental that is not a primary residence allows 60 days.

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. Vermont clauses follow Vt. Stat. tit. 9, 4461, Vt. Stat. tit. 9, 4467, Vt. Stat. tit. 9, 4460, Vt. Stat. tit. 9, 4466 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 48 hours' notice and enters only between 9:00 a.m. and 9:00 p.m. for inspections, repairs, agreed services or showings, and needs no notice when the Landlord reasonably believes there is imminent danger to a person or to property.

9. Ending the lease and default

Under this written agreement, either party ends a month-to-month tenancy with at least 30 days' written notice before the end of a rental period, or 60 days once the Tenant has lived in the Premises more than two years; without a written agreement the Landlord gives at least 60 days' notice, or 90 days after two years. If rent is unpaid or a term is broken, the Landlord gives the written notice Vermont 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)
- ☐ Whether any part of the Premises is in a FEMA-mapped special flood hazard area, in a separate written notice given at or before signing on the state's form (Vt. Stat. tit. 9, 4466)

Burlington caps the deposit at one month's rent, requires it to be held in an interest-bearing account with the interest paid to the tenant, and requires a signed move-in damage list (Burlington Code 18-120).

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Signatures

Landlord

Signature	Date	Printed name

Tenant

Signature	Date	Printed name

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