Kansas 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 ($): _____

After the tenancy ends and the Tenant delivers possession and demands the deposit, the Landlord returns the balance within 14 days after determining any damages or charges other than rent, and in no case later than 30 days, with a written notice itemizing each deduction, and mails any balance to the Tenant's last known address when no demand is made within 30 days. The deposit may not exceed one month's rent for an unfurnished unit or one and a half months' rent for a furnished unit, plus up to half a month's rent as a pet deposit when pets are allowed.

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. Kansas clauses follow Kan. Stat. 58-2550, Kan. Stat. 58-2570, Kan. Stat. 58-2557, Kan. Stat. 58-2551, Kan. Stat. 58-2548 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 reasonable notice before entering, enters at a reasonable hour, and needs no consent in an extreme hazard involving the potential loss of life or severe property damage.

9. Ending the lease and default

Either party ends a month-to-month tenancy with at least 30 days' written notice, taking effect on a periodic rent-paying date. If rent is unpaid or a term is broken, the Landlord gives the written notice Kansas 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 person who manages the Premises and of the owner or the owner's agent for service of process, notices and demands, in writing at or before the start of the tenancy (Kan. Stat. 58-2551)
- ☐ A joint written inventory of the condition of the Premises and any furnishings or appliances, signed in duplicate within five days of occupancy or delivery of possession, with a copy to the Tenant (Kan. Stat. 58-2548)

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Signatures

Landlord

Signature	Date	Printed name

Tenant

Signature	Date	Printed name

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