New Hampshire 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 30 days after the tenancy ends, the Landlord returns the deposit with any interest due and a written, itemized list of any damage beyond ordinary wear, unpaid rent, or other lawful charges deducted, with receipts, estimates, or other proof of each repair. The deposit may not exceed one month's rent or $100, whichever is greater. The deposit stays the Tenant's money, held in trust in a New Hampshire bank, savings and loan, or credit union account separate from the Landlord's personal funds, or covered by a bond filed with the city or town, and a deposit held one year or longer earns interest at that institution's regular savings rate, paid to the Tenant.

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. New Hampshire clauses follow N.H. Rev. Stat. 540-A:6, N.H. Rev. Stat. 540-A:7, N.H. Rev. Stat. 540-A:3, N.H. Rev. Stat. 540:3, N.H. Rev. Stat. 540:11 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 enters only with the Tenant's prior consent, requested at a reasonable time after notice that is adequate under the circumstances, except to make emergency repairs or to address a rodent or insect infestation, including bed bugs, within 72 hours of learning of it.

9. Ending the lease and default

The Tenant ends a month-to-month tenancy with 30 days' written notice; the Landlord ends one with a written notice to quit of at least 30 days, or seven days for nonpayment, substantial damage, or conduct affecting health or safety, and for restricted property only for a reason the statute lists, such as nonpayment, substantial damage, a material lease violation, or other good cause. If rent is unpaid or a term is broken, the Landlord gives the written notice New Hampshire 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)
- [ ] A signed receipt stating the deposit amount and where it is held, with written notice that the Tenant has five days after moving in to report existing damage (N.H. Rev. Stat. 540-A:6)
- [ ] A copy of the signed Lease within 30 days after all parties sign (N.H. Rev. Stat. 477:7-b)
- [ ] Any known methamphetamine production on the Premises that has not been remediated to state standards (N.H. Rev. Stat. 477:4-g)
- [ ] Any known public utility tariff charge on the Premises for energy-efficiency or renewable-energy improvements (N.H. Rev. Stat. 477:4-h)

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Signatures

Landlord

Signature	Date	Printed name

Tenant

Signature	Date	Printed name

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