

HOUSE LEASE



This lease made as of _____, between the "Landlord" and the "Tenant."

Landlord:

Tenant:

1. Lease and Term.

The Landlord leases to the Tenant the private dwelling-house known as _____ (the "Premises") for a term beginning on _____ and ending on _____ (the "Term"), subject to any earlier termination of this Lease in accordance with the provisions of this Lease.

2. Rent.

The Tenant shall pay to the Landlord during the Term rent (the "Rent") in the amount of _____ per month, in advance, on the first day each and every month commencing _____. The Rent shall be paid at the Landlord's address or at such other place as the Landlord may, from time to time, direct.

3. Rental Deposit.

The Tenant agrees to pay to the Landlord, upon signing of this lease, the sum of \$_____ as prepaid rent to be applied toward the last month's rent of the Term.

4. Utilities.

The Tenant agrees to pay when due all utilities to the Premises including electricity, gas, hot water heater, telephone and cable television, and to pay any deposits required by the suppliers of any such utilities.

5. Use and Occupancy of Premises.

The Tenant agrees to use the Premises for residential purposes only and for no other purpose and not to allow the Premises to be occupied or otherwise used by anyone other than the Tenant and the following persons listed below:

Name	Age	Relationship

6. Maintenance.

The Tenant covenants with the Landlord to maintain the Premises in good and tenantable repair, fair wear and tear excepted, and for this purpose to repair and replace where necessary, fences, doors and gates; to keep the driveways adequately paved or graveled; to keep the sidewalks in front and at the sides of the Premises free of snow and ice; to keep the flower beds properly cultivated and planted, the lawns watered and mowed and the shrubs and trees properly trimmed and replaced when necessary; to cleanse and repair the drains; to repaint the interior and exterior of the Premises when required; to permit the Landlord and his agents with or without workmen and others and with all necessary equipment to enter and examine the condition of the Premises including the grounds, gardens, driveways, garages and outbuildings and upon notice by the Landlord forthwith to repair in accordance with the notice.

House Lease Paper

Jeremy Bentham



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