

# Residential Lease Agreement

## Property Damage Liability Clause Example

**Property Damage Liability:** The Tenant shall be responsible for any damage to the leased premises, excluding normal wear and tear, caused by the Tenant, Tenant's guests, or occupants. The Tenant shall promptly notify the Landlord of any such damage in writing. The cost to repair any such damage, as determined by the Landlord in their reasonable discretion, shall be paid for by the Tenant within ten (10) days of receiving written notice from the Landlord specifying the nature and cost of the repairs. If the Tenant fails to pay for said repairs, the Landlord may deduct the cost from any security deposit held, in addition to seeking any other remedies available under the law or this Lease.

The Tenant shall not make any alterations, installations, or improvements to the premises without prior written consent from the Landlord. Any repairs or replacements due to damage caused by the Tenant or Tenant's guests shall be performed by a contractor approved by the Landlord, unless otherwise agreed in writing.

The Landlord shall be responsible for damages not caused by the Tenant, Tenant's guests, or occupants, and for all maintenance of major systems and repairs resulting from normal wear and tear.

## Important Notes

- This clause outlines financial responsibility for damages beyond normal use.
- Clearly differentiates between tenant-caused damage and normal wear and tear.
- Tenants should document the property's condition at move-in and move-out.
- All agreements regarding repairs and alterations should be made in writing.
- Legal requirements may vary by jurisdiction; review local laws before signing.