

Sample Property Damage Liability Agreement

This Property Damage Liability Agreement ("Agreement") is entered into between:

Landlord: _____

Tenant: _____

Property Address: _____

Date: _____

1. Purpose

This Agreement outlines the responsibilities of the Tenant regarding any damage, destruction, or loss to the above-mentioned property during the term of the tenancy.

2. Tenant Liability for Damage

1. The Tenant agrees to keep the property in good, clean, and rentable condition throughout the tenancy.
2. The Tenant shall be liable for any damage to the property beyond reasonable wear and tear caused by the Tenant, household members, guests, or invitees.
3. If any such damage occurs, the Tenant agrees to promptly notify the Landlord and bear the cost of repair or replacement, as determined by the Landlord.

3. Exclusions

1. The Tenant is not responsible for damage caused by natural disasters or circumstances beyond their control, unless otherwise specified in the lease.

4. Inspection and Reporting

1. The Landlord and Tenant shall inspect the property at the beginning and end of the tenancy term. Any noted damages at the start will be documented and acknowledged by both parties.
2. The Tenant agrees to report any damage or hazards to the Landlord immediately upon discovery.

5. Security Deposit

The Landlord may use all or part of the security deposit to cover the cost of repairing any damage for which the Tenant is liable under this Agreement.

6. Miscellaneous

1. This Agreement is binding and forms a part of the overall Rental Agreement between the parties.
2. Modifications to this Agreement must be made in writing and signed by both the Landlord and the Tenant.

Landlord Signature Date

Tenant Signature Date

Important Notes:

- Both parties should review the agreement carefully before signing.
- Take dated photos during move-in and move-out inspections to document property condition.
- This document does not replace the main lease agreement but works alongside it.
- Consult local landlord-tenant laws for additional rights and responsibilities.
- Custom terms can be added as agreed by both parties.