

# Standard Residential Lease Agreement

## Limited Liability Edition

### 1. Parties

This Lease ("Agreement") is entered into by and between:

**Landlord:** [Landlord Name / LLC Name]

**Tenant:** [Tenant Name(s)]

Effective as of: **[Date]**

### 2. Premises

The Landlord hereby leases to the Tenant the following residential property:

**Address:** [Rental Property Address]

### 3. Lease Term

Lease shall begin on **[Start Date]** and shall:

- ☐ Terminate on **[End Date]** (Fixed-Term)
- ☐ Continue month-to-month after initial term (if checked)

### 4. Rent

Tenant shall pay monthly rent of **[\$[Amount]]** due on the **first** day of each month.

Rent shall be paid to: **[Landlord Name / LLC Name], [Payment Details]**

### 5. Security Deposit

Tenant shall pay a security deposit of **[\$[Amount]]** upon signing this Agreement.

### 6. Use and Occupancy

The Premises shall be used only for residential purposes by the Tenant(s) listed above.

### 7. Maintenance and Repairs

The Tenant shall maintain the Premises in good condition.

The Landlord (LLC) is responsible for repairs not caused by Tenant's misuse or negligence.

### 8. Limited Liability

The Landlord's individual members, managers, officers, and agents shall not be personally liable under this Lease; liability is limited to the assets of the LLC.

### 9. Additional Terms

[Include any additional terms, rules, or addenda as needed.]

## 10. Signatures

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Landlord/LLC Representative:

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[Printed Name & Title]

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Tenant:

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[Printed Name]

### Important Notes:

- This lease is for residential properties held by limited liability companies (LLCs).
- The LLC structure protects individual owners from personal liability for lease obligations.
- All lease obligations and rights are held by the LLC, not by any individual member.
- Consult local and state laws for additional requirements before using this document.
- This is a sample format; modify as needed to fit specific situations.