## **COMPONENTS OF A** COMPREHENSIVE **RENTAL LEASE** AGREEMENT



- Names of Parties: Clearly state the names 1 and contact information of both the owner (lessor) and the tenant (lessee).
- **Property Information:** Describe the rental 2 property's address.
- Lease Term: Specify the duration of the lease.
- Rent Payment Terms: Outline the monthly rent amount, the due date, and acceptable payment methods. Include information on late fees and any penalties for bounced checks.
- Security Deposit: Detail the amount of the security deposit required and the conditions under which it will be returned or withheld.
- **Utilities and Services:** Clarify which 6 utilities and services (water, electricity, internet, etc.) are the responsibility of the tenant and which are provided by the owner.
- Maintenance and Repairs: Define the 7 responsibilities of both the owner and tenant regarding property maintenance and repairs.
- Occupancy and Subletting: State 8 whether subletting is allowed and if there are any limitations on the number of occupants.
- **Pets Policy:** Specify the rules related to 9 pets.

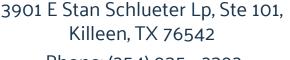




- **Rules and Regulations:** Include any 10 specific rules and regulations for the property, such as noise restrictions, parking guidelines, and use of common areas.
- **Insurance:** State whether the tenant is 11 required to obtain renter's insurance, and if so, the minimum coverage required.
- **Entry and Inspection:** Clarify the owner's 12 rights to enter the rental unit for inspections or repairs and the notice period required.
- **Dispute Resolution:** Outline the process 13 for resolving disputes between the landlord and tenant, including mediation or arbitration, if applicable.
- Early Termination: Address the 14 conditions under which either party can terminate the lease before its scheduled end date.
- **Notices:** Specify the method and time **15** frame for giving notices, such as lease termination or rent increase notices.
- Governing Law: State the jurisdiction 16 and laws that govern the lease agreement.



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