# Residential Lease Agreement (For International Students in the U.S.)

## 1. Parties

This Lease Agreement is made between the Landlord (Lessor): \_\_\_\_\_\_\_\_\_\_\_\_ and the Tenant (Lessee): \_\_\_\_\_\_\_\_\_\_\_\_, an international student.

## 2. Property

The Landlord agrees to rent to the Tenant the property located at: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

## 3. Term

The lease will start on \_\_\_\_\_\_\_\_\_\_ and end on \_\_\_\_\_\_\_\_\_\_ (Fixed-Term Lease). If neither party terminates the lease at least 30 days before the end date, it will convert to a month-to-month lease.

## 4. Rent

Monthly rent is $\_\_\_\_\_\_\_\_\_\_, due on the \_\_\_\_\_ day of each month. Rent shall be paid via \_\_\_\_\_\_\_\_\_\_ (payment method).

## 5. Security Deposit

A security deposit of $\_\_\_\_\_\_\_\_\_\_ is required upon signing this lease. The deposit will be refunded within 21 days after the lease ends, minus any deductions for damages beyond normal wear and tear.

## 6. Utilities

Utilities to be paid by:
Landlord: \_\_\_\_\_\_\_\_\_\_
Tenant: \_\_\_\_\_\_\_\_\_\_

## 7. Maintenance and Repairs

The Landlord is responsible for major repairs and maintenance of structural systems. The Tenant is responsible for routine maintenance and keeping the premises clean.

## 8. Use of Premises

The Tenant agrees to use the property for residential purposes only. No subletting is allowed without written permission from the Landlord. Pets are [allowed/not allowed] (circle one).

## 9. Early Termination and Breach

Either party may terminate the lease with a 30-day written notice. Early termination by the Tenant without proper notice may result in a penalty equal to one month's rent.

## 10. Governing Law

This lease is governed by the laws of the State of \_\_\_\_\_\_\_\_\_\_.

## 11. Dispute Resolution

In case of disputes, both parties agree to resolve them through negotiation. If unresolved, disputes shall be settled by the competent court in the jurisdiction where the property is located.

## 12. Signatures

Landlord Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_
Tenant Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_