

# RESIDENTIAL LETTER OF INTENT TO LEASE

Date: \_\_\_\_\_

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## RE: Intent to Lease Residential Property

This Letter of Intent (the "Letter") sets forth the proposed terms and conditions of an agreement between the Lessor and Lessee (the "Parties") and shall govern the relationship between the Parties until replaced by a definitive, formal agreement addressing the same transaction and subject matter (the "Definitive Agreement"). The agreement considered in this Letter and in the Definitive Agreement is subject in all respects to the following:

1. **THE LESSOR.** \_\_\_\_\_ (the "Lessor").

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

2. **THE LESSEE.** \_\_\_\_\_ (the "Lessee").

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

3. **ADDRESS OF PREMISES.** \_\_\_\_\_ (the "Premises").

4. **LEASE TERM.** The term of the lease (the "Lease Term") shall be: (check one)

- Fixed-Term. The Lessee shall be allowed to occupy the Premises starting on \_\_\_\_\_ and ending on \_\_\_\_\_.

- Month-to-Month. The Lessee shall be allowed to occupy the Premises on a month-to-month basis, starting on \_\_\_\_\_ and ending upon \_\_\_ days' notice from either party.

5. **RENT.** Rent shall be paid by the Lessee to the Lessor in monthly installments of \$\_\_\_\_\_ (the "Rent"). The Rent shall be due on the \_\_\_ day of each month (the "Due Date").

6. **EXPENSES.** The Lessee shall be required to pay the following monthly expenses in addition to the Rent:

7. **LATE FEE.** If Rent is not paid within \_\_\_\_ day(s) after the Due Date: (check one)

- The Lessee will be charged a late fee of \$\_\_\_\_\_ each  day  month until the overdue amount is paid.
- The Lessee will NOT be charged a late fee.

8. **SECURITY DEPOSIT.** The Parties agree that a: (check one)

- Deposit is Required. The Lessee shall be required to pay the Lessor a security deposit in the amount of \$\_\_\_\_\_, due prior to or upon the signing of a lease.
- Deposit is NOT Required. The Lessee shall not be required to pay the Lessor a security deposit.

9. **PETS.** The Lessee shall have the right to keep \_\_\_\_ pet(s) on the Premises. The following types of pets are allowed: \_\_\_\_\_.

10. **FURNITURE AND APPLIANCES.** The Lessor shall supply the following furniture and appliances on the Premises for the Lessee's use:

11. **PARKING.** The Lessor shall: (check one)

- Provide \_\_\_\_ parking space(s) to the Lessee for a fee of \$\_\_\_\_\_, to be paid by the Lessee on a monthly basis in addition to the Rent.
- Not provide parking.

12. **INTENTION OF THE PARTIES.** This Letter sets forth the intentions of the Parties to use reasonable efforts to negotiate, in good faith, a Definitive Agreement with respect to all matters herein. Notwithstanding paragraphs 12 through 14, which shall be legally binding, any legal obligations with respect to all other matters shall only arise if and when the Parties execute and deliver a Definitive Agreement.

13. **GOVERNING LAW.** This Letter shall be governed under the laws of the State of \_\_\_\_\_.

14. **SIGNATURES.**

**Lessor's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Print Name: \_\_\_\_\_

**Lessee's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Print Name: \_\_\_\_\_