

RESIDENTIAL LEASE AGREEMENT (Tennessee)

THIS LEASE AGREEMENT made effective as of the ____ day of _____, _____.

BETWEEN:

Landlord (or Agent): [NAME OF LANDLORD OR LANDLORD'S AGENT]
Address: [address of Landlord or Agent]

and

Tenant: [NAME(S) OF TENANT(S)]
Address: [address of tenant]

WHEREAS:

- A. Landlord is the fee owner of certain real property situated in [city/town], [county] County, Tennessee, with a street address at [street address of property] (the "Premises");
- B. Landlord desires to lease the Premises to Tenant, and Tenant desires to lease the Premises from Landlord, all upon the terms and conditions as contained herein.

NOW THEREFORE THIS LEASE WITNESSES THAT for and in consideration of the sum of TEN DOLLARS (\$10.00), the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. Term

The duration of this Lease shall be for a fixed term, commencing at 12:00 noon on the ____ day of _____, _____ and terminating at 12:00 noon on the ____ day of _____, _____ (the "Term").

2. Rent

The total rent due under this Lease is the sum of [TOTAL RENTAL DUE IN WORDS] DOLLARS (\$###.##) payable in ____ monthly installments of \$###.## per month to be made on the first day of each month, with the exception of the first and last installments, which are to be paid upon the due execution of this Lease.

All rent payments are due on the first (1st) day of each calendar month during the Term hereof. Rent payments shall be paid by one check, [pre-authorized debit] or money order per month. Cash will not be accepted under any circumstances. All rent payments and other payments to be made hereunder shall be made by mail or personal delivery to the Landlord at the address hereinbefore set out, or such other address as the Landlord may from time to time designate in writing to the Tenant. If rent payments are being sent by regular mail, the Tenant is responsible for ensuring that such payments are mailed with sufficient time to allow delivery by the 1st day of the month. If any rent payment is hand delivered to the Landlord, the Tenant should request a receipt from the Landlord as confirmation.

3. Security Deposit

A security deposit of [AMOUNT OF DEPOSIT IN WORDS] DOLLARS (\$###.##) collected from Tenant shall be held by the Landlord as security against loss from damage, nonpayment of rent, or any other breach of this Lease by Tenant. The security deposit shall be returned to Tenant, without interest, at the expiry or termination of this Lease, less any set-off for damages to the Premises.

4. Late Fees

In the event that any payment required to be paid by Tenant hereunder is not made within three (3) days of when due, Tenant shall pay to Landlord, in addition to such payment or other charges due hereunder, a "late fee" in the amount of [AMOUNT OF LATE FEE IN WORDS] DOLLARS (\$##.##).

Initials: _____