

SAMPLE LEASE AGREEMENT

I. THE PARTIES. This Lease Agreement ("Agreement") made this **January 1st, 2021** is between:

Landlord: **Jon Smith** with a mailing address of **100 Main Street, Cambridge, Massachusetts 02142** ("Landlord"), AND

Tenant(s): **Joe Morris** with a mailing address of **400 W Broadway, Boston, MA 02127** ("Tenant").

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, the Tenant agrees to lease the Premises from the Landlord under the following terms and conditions:

II. LEASE TYPE. This Agreement shall be considered a: (check one)

- **Fixed Lease.** The Tenant shall be allowed to occupy the Premises starting on **January 1st, 2021** and end on **December 31st, 2021** ("Lease Term"). At the end of the Lease Term and no renewal is made, the Tenant: (check one)

- May continue to lease the Premises under the same terms of this Agreement under a month-to-month arrangement.

- Must vacate the Premises.

- **Month-to-Month Lease.** The Tenant shall be allowed to occupy the Premises on a month-to-month arrangement starting on [START DATE] and ending upon notice of [#] days from either the Landlord or Tenant ("Lease Term").

III. PAYMENT TERMS. During the Lease Term, the Tenant shall be responsible for the following: (check all that apply)

- **Monthly Rent:** **\$1,200.00** due on the **1st** of each month.

- **Security Deposit:** **\$1,200.00** due at signing of this Agreement.

- **Last Month's Rent:** **\$1,200.00** due at signing of this Agreement.

- **Pet Deposit:** **\$250.00** due at the signing of this Agreement.

IV. UTILITIES. The Tenant shall be responsible for all utilities and services to the Premises except for: **Water and sewer.**

V. OTHER TERMS. **The rent should be sent by mail to the Landlord's address.**

Landlord's Signature: 
Print Name: **Jon Smith**

Tenant's Signature: 
Print Name: **Joe Morris**