**RESIDENTIAL LEASE LETTER OF INTENT**

[LESSOR NAME]

[LESSOR ADDRESS]

[LESSOR CITY, STATE, ZIP CODE]

Effective Date: [DATE]

[LESSEE NAME]

[LESSEE ADDRESS]

[LESSEE CITY, STATE, ZIP CODE]

**RE: Intent to Lease Residential Property**

This letter of intent to lease residential property (the “Letter of Intent”) represents the basic terms for a ☐ **binding** ☐ **non-binding** agreement between the Lessee and Lessor. After this Letter of Intent has been made, a formal agreement may be constructed to the benefit of the Parties involved.

**I. The Lessee**: [LESSEE NAME] (the “Lessee”).

**II. The Lessor**: [LESSOR NAME] (the “Lessor”).

**III. Address of Premises**: [ADDRESS OF PREMISES] (the “Premises”).

**IV. Lease Term**: Choose One (1):

☐ - The term of the lease shall be for a fixed period commencing on the [DATE], and expiring on the [DATE].

☐ - The term of the lease shall commence on the [DATE], and continue as a month-to-month tenancy.

**V. Base Rent**: The base rent of [BASE RENT] Dollars ($[AMOUNT]) shall be paid monthly on the [DAY] of each month with the first payment due prior to or upon the commencement of the lease (the “Base Rent”).

**VI. Expenses**: In addition to the Base Rent, the Lessee shall be required to pay the following monthly expenses:

[MONTHLY EXPENSES].

The Lessor shall be required to pay the following monthly expenses: [MONTHLY EXPENSES].

**VII. Late Rent**: If the Lessee fails to pay the Base Rent for more than [NUMBER] days after it is due, a late fee of [LATE FEE] Dollars ($[AMOUNT]) may be charged each day until the overdue amount is paid.

**VIII. Security Deposit**: A security deposit in the amount of [SECURITY DEPOSIT] Dollars ($[AMOUNT]) shall be due prior to or upon the signing of a lease.

**IX. Subletting**: The Lessee may not sublet the Premises without first obtaining the prior written consent of the Lessor.

**X. Furnishing**: The Lessor shall furnish the Premises with the following items:

[LIST FURNISHINGS].

**XI. Appliances**: The Lessor shall provide the following appliances in the Premises for the use of the Lessee:

[LIST APPLIANCES].

**XII. Parking**: The Lessor shall provide [NUMBER] parking space(s) to the Lessee for a fee of [PARKING FEE] Dollars ($[AMOUNT]) to be paid ☐ upon signing a lease ☐ on a monthly basis in addition to the Base Rent.

**XIII. Pets**: The Lessee shall have the right to [NUMBER] pet(s) on the Premises. The following types of pets are allowed: [TYPES OF PETS].

**XIV. Lease Termination**: Choose One (1):

☐ - The Lessee shall have the right to terminate the lease by providing at least [NUMBER] days’ notice to the Lessor.

☐ - The Lessee shall not have the right to terminate the lease.

**XV. Additional Provisions**: [ADDITIONAL PROVISIONS].

**XVI. Currency**: All mentions of currency or the usage of the “$” icon shall be known as referring to the US Dollar.

**XVII. Governing Law**: This Letter of Intent shall be governed under the laws of the State of [STATE].

**XVIII. Acceptance**: If you are agreeable to the aforementioned terms, please sign and return a duplicate copy of this Letter of Intent by no later than [DATE].

**LESSEE**

Lessee’s Signature [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://www.esign.com/) Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

**LESSOR**

Lessor’s Signature [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://www.esign.com/) Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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