

NEW YORK RESIDENTIAL APARTMENT LEASE AGREEMENT

This Residential Lease Agreement ("Lease") is made and entered into as of [Date], by and between:

Landlord:

[Landlord Name]

[Landlord Address]

[Landlord Phone / Email]

Tenant(s):

[Tenant Name(s)]

[Tenant Address if different]

[Tenant Phone / Email]

Premises:

Located at: [Street Address, Apartment Number, City, State, Zip Code]

Term:

Start Date: [Start Date]

End Date: [End Date]

Renewal: [Automatic Renewal Terms if any, or specify]

Rent:

Monthly Rent: \$[Amount]

Due Date: [Day of each month, e.g. 1st of each month]

Late Fee: \$[Amount] after [Number] days late

Security Deposit:

Tenant shall pay \$[Amount] as a security deposit upon execution of this Lease. The security deposit will be held in accordance with New York State law.

Utilities:

Tenant is responsible for payment of the following utilities and services:

☐ Electricity

☐ Gas

☐ Heat

☐ Water

☐ Trash Removal

☐ Internet/Phone/Cable

☐ Other: [Specify]

Landlord is responsible for: [Specify, e.g. heat, hot water if applicable]

Occupants:

The Premises shall be occupied only by the Tenant(s) listed above and the following occupants:
[List additional occupants, if any].

Use of Premises:

The Premises shall be used solely for residential purposes.

Maintenance and Repairs:

Tenant shall keep the Premises in clean and sanitary condition and promptly notify Landlord of any maintenance issues. Landlord shall be responsible for repairs in accordance with New York law.

Alterations:

Tenant shall not make any alterations or improvements to the Premises without prior written consent of the Landlord.

Pets:

[Pets Allowed / Pets Not Allowed]

If allowed, specify pet deposit or pet rent: [Amount]

Insurance:

Tenant is encouraged to obtain renters insurance for personal property and liability.

Entry by Landlord:

Landlord may enter the Premises with reasonable notice for inspections, repairs, or to show the unit to prospective tenants or buyers, except in case of emergency.

Default:

If Tenant defaults in payment of rent or breaches any other term of this Lease, Landlord may terminate the Lease in accordance with New York State law.

Governing Law:

This Lease shall be governed by the laws of the State of New York.

Entire Agreement:

This Lease contains the entire agreement between the parties.

Signatures:

Landlord:

[Landlord Name]

Date: _____

Tenant(s):

[Tenant Name]

Date: _____

[Tenant Name, if multiple tenants]

Date: _____