

North Carolina Residential Lease Agreement Template

This North Carolina Residential Lease Agreement ("Agreement") is made pursuant to the North Carolina Residential Rental Agreement Act (North Carolina General Statutes Chapter 42) and sets forth the terms and conditions under which the property will be leased. By understanding and agreeing to these terms, both the landlord and the tenant can ensure a clear and harmonious rental relationship.

Date of Agreement: _____

Landlord's Name: _____

Landlord's Mailing Address: _____

Tenant's Name(s): _____

Rental Property Address: _____

Lease Term: _____ [start date] to _____ [end date]

Monthly Rent: \$_____ due on the ____ day of each month.

Security Deposit: \$_____ to be paid before occupancy.

Terms and Conditions

- 1. Rent Obligations:** The tenant agrees to pay the landlord the monthly rent as specified above, without demand, on or before the due date each month. A late fee of \$_____ will be applied if rent is not paid within _____ days of the due date.
- 2. Use of Premises:** The premises are to be used only as a private residence by the tenants listed in this Agreement and their minor children. The tenant agrees not to use the premises for any unlawful purposes.
- 3. Maintenance and Repairs:** The tenant agrees to keep the premises in good condition, making no alterations without the landlord's written consent. The landlord is responsible for complying with applicable building and housing codes affecting health and safety and making repairs necessary to keep the premises in fit and habitable condition.
- 4. Security Deposit:** The security deposit will be held by the landlord for the duration of the lease term. Upon termination of the lease, the deposit will be returned to the tenant, less any costs for repair of damages (beyond normal wear and tear) or unpaid rent.
- 5. Entry by Landlord:** The landlord may enter the premises for inspections, repairs, and emergencies, or to show the premises to prospective tenants or buyers, as allowed by North Carolina law, providing reasonable notice to the tenant as required by law.
- 6. Subletting and Assignment:** The tenant agrees not to sublet any part of the premises or assign this Agreement without the prior written consent of the landlord.

North Carolina Residential Lease Contract Form 5401

Katrin Zwirglmaier



North Carolina Residential Lease Contract Form 5401:

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