

Indiana Lease Agreement

This **Indiana Lease Agreement** ("**Agreement**") is entered into on _____ ("**Effective Date**") by and between the parties below:

Landlord

Tenant

The Landlord and Tenant may be referred to individually as a "**Party**" and collectively as the "**Parties**."

WHEREAS, the Landlord is the lawful owner or authorized manager of the residential property described in this Agreement and wishes to lease the property to the Tenant; and

WHEREAS, the Tenant wishes to lease the property from the Landlord under the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, the Parties agree as follows:

1. Lease of Premises

The Landlord leases to the Tenant the residential property located at

The leased premises include all fixtures, improvements, appliances, and any additional areas or amenities specifically described below:

The premises shall be used solely as a private residence unless the Landlord provides prior written consent for another lawful use.

2. Lease Term

The lease begins on _____ and ends on _____, unless terminated earlier in accordance with this Agreement.

Any extension or renewal of the lease shall be made in writing and signed by both Parties.

3. Rent

The Tenant agrees to pay rent as follows:

Monthly Rent	
Due Date	
Payment Method	
Payment Location	

Rent shall be paid in full without deduction or offset unless required by applicable law or expressly authorized in writing by the Landlord.

4. Security Deposit

The Tenant shall pay a security deposit of \$ _____ before taking possession of the premises.

The security deposit serves as security for the Tenant's performance of this Agreement and may be applied toward unpaid rent, repair of damage beyond ordinary wear and tear, cleaning costs where permitted, or other amounts properly chargeable under this Agreement.

The return of the security deposit shall be subject to applicable law and any lawful deductions.

5. Late Payments

If rent is not received by the due date, the Tenant may be charged:

- A late fee of \$ _____ or _____ % of the overdue rent.
- Any lawful returned payment fees resulting from dishonored checks or failed electronic payments.

Acceptance of late payments does not waive the Landlord's rights under this Agreement.

6. Possession

The Landlord shall provide possession of the premises on the lease commencement date provided all required payments have been received.

If possession cannot be delivered due to circumstances beyond the Landlord's reasonable control, the commencement date may be delayed until possession becomes available.

7. Occupants

The following individuals are authorized to occupy the premises:

No additional occupants may permanently reside at the premises without the Landlord's prior written approval.

8. Use of Premises

The Tenant agrees to:

- Use the premises only for lawful residential purposes.
- Maintain the premises in a clean and sanitary condition.
- Avoid activities that disturb neighbors or damage the property.
- Comply with all applicable laws, community rules, and building regulations.

The Tenant shall not conduct illegal activities or operate a business that materially interferes with residential use without written permission.

9. Utilities

Responsibility for utilities shall be allocated as follows:

10. Maintenance and Repairs

The Landlord shall maintain the property in a condition suitable for residential occupancy, subject to the Tenant's responsibilities under this Agreement.

The Tenant agrees to:

- Promptly notify the Landlord of maintenance issues.
- Keep the premises reasonably clean.
- Properly use appliances, plumbing, electrical systems, and fixtures.
- Reimburse the Landlord for damage caused by the Tenant, occupants, or guests beyond ordinary wear and tear.

The Tenant shall not make structural repairs or significant alterations without prior written approval.

11. Alterations and Improvements

The Tenant shall not remodel, paint, install fixtures, replace locks, or make permanent improvements without the Landlord's prior written consent.

Unless otherwise agreed in writing, approved improvements become part of the property upon installation.

12. Appliances and Furnishings

The following items are provided with the premises:

Item	Included
Refrigerator	
Stove/Oven	
Dishwasher	
Washer	
Dryer	
Microwave	
Other	

The Tenant shall exercise reasonable care in the use of all provided appliances and furnishings.

13. Entry by Landlord

The Landlord may enter the premises for lawful purposes including inspection, maintenance, repairs, improvements, or showing the property to prospective tenants, purchasers, or contractors.

Except in emergencies or where otherwise permitted by law, reasonable notice should be provided before entry.

14. Pets

No pets shall be kept on the premises without the Landlord's prior written approval.

If approved, the following conditions apply:

Approved Pet(s):

Additional Deposit: \$ _____

Monthly Pet Rent: \$ _____

The Tenant remains responsible for all pet-related damage.

15. Parking

The Tenant is entitled to use the following parking area(s):

Vehicles shall be properly registered, operational, and parked only in designated areas.

16. Assignment and Subleasing

The Tenant shall not assign this Agreement or sublease any portion of the premises without the Landlord's prior written consent.

Unauthorized assignments or subleases constitute a breach of this Agreement.

17. Insurance

The Landlord's insurance does not protect the Tenant's personal property.

The Tenant is encouraged to obtain renter's insurance covering personal belongings, liability, and additional living expenses where available.

18. Damage and Casualty

If the premises become partially or substantially damaged by fire, natural disaster, or another casualty not caused by the Tenant, the Landlord shall determine whether repairs can reasonably be completed.

If the premises become uninhabitable, either Party may terminate this Agreement by providing written notice, subject to applicable law.

19. Default

A default occurs if the Tenant:

- Fails to pay rent or other required charges.
- Violates a material provision of this Agreement.
- Abandons the premises.
- Uses the premises unlawfully.

Upon default, the Landlord may exercise any rights and remedies available under this Agreement or applicable law after providing any notice required by law.

20. Termination

This Agreement terminates upon expiration of the lease term unless renewed.

The Agreement may also terminate earlier:

- By mutual written agreement.
- Following a material breach that remains uncured after any applicable notice period.
- As otherwise permitted by applicable law.

Upon termination, the Tenant shall:

- Vacate the premises.
- Return all keys, access devices, and garage remotes.
- Remove personal property.
- Leave the premises in substantially clean condition, excluding ordinary wear and tear.
- Pay all outstanding financial obligations.

21. Notices

Any notice required under this Agreement shall be provided in writing and delivered personally, by recognized mail service, or by another agreed written communication method to the addresses in the first page of this Agreement. Either Party may update its notice address by providing written notice.

22. Governing Law

This Agreement shall be governed by the laws of the State of Indiana.

Any dispute relating to this Agreement shall be resolved through negotiation before either Party pursues available legal remedies, unless immediate court action is necessary to protect legal rights.

23. Entire Agreement

This Agreement represents the complete understanding between the Parties regarding the lease of the premises and supersedes all prior discussions, negotiations, and agreements relating to the subject matter.

24. Amendments

Any modification of this Agreement shall be made in writing and signed by both Parties.

25. Severability

If any provision of this Agreement is determined to be unenforceable, the remaining provisions shall continue in effect to the fullest extent permitted by law.

26. Waiver

A delay or failure by either Party to enforce any provision of this Agreement shall not constitute a waiver of future enforcement of that provision or any other provision.

27. Signatures

By signing below, the Parties acknowledge that they have read, understood, and voluntarily agree to the terms of this Indiana Lease Agreement.

Landlord

Name

Date

Signature

Tenant

Name

Date

Signature



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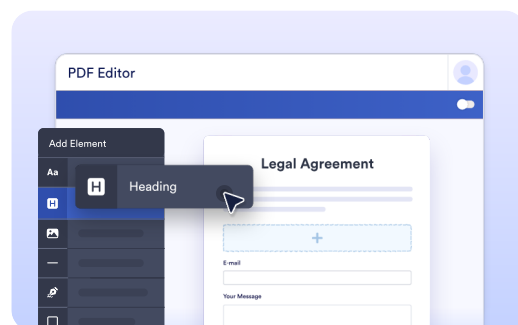
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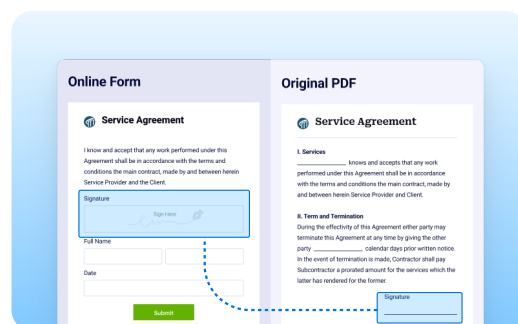
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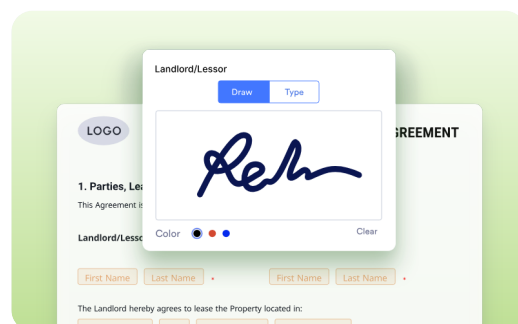
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