

Lease Agreement Michigan

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

Landlord

Tenant

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

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

WHEREAS, Tenant desires to lease and occupy the Property for residential purposes under the terms and conditions set forth herein;

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

1. Property

Landlord leases to Tenant the residential property located at:

_____,
including all fixtures, improvements, appliances, and amenities provided by Landlord at the commencement of the tenancy (the "**Property**").

2. Lease Term

The lease term shall commence on _____ and shall continue until _____, unless earlier terminated in accordance with this Agreement.

If Tenant remains in possession after expiration of the lease term with Landlord's consent, the tenancy shall continue on a month-to-month basis unless otherwise agreed in writing.

3. Rent

Tenant shall pay rent in the amount of \$_____ per month. Rent shall be due on the _____ day of each month and shall be paid to Landlord at _____.

Rent shall be paid without deduction, offset, or withholding except as required by applicable law.

4. Security Deposit

Tenant shall deposit with Landlord the sum of \$_____ as a security deposit to secure Tenant's performance under this Agreement.

The security deposit shall not be applied toward rent unless expressly authorized by Landlord in writing.

Upon termination of the tenancy, Landlord may deduct from the security deposit any amounts permitted by applicable law, including unpaid rent, damages beyond ordinary wear and tear, and other lawful charges. Any remaining balance shall be returned to Tenant in accordance with applicable law.

5. Late Charges

If rent is not received within _____ days after the due date, Tenant shall pay a late fee of \$_____.

The assessment of a late fee shall not limit Landlord's right to pursue any other remedy available under this Agreement or applicable law.

6. Occupants

The Property shall be occupied solely by the following individuals:

No additional occupants may reside at the Property for an extended period without Landlord's prior written consent.

7. Use of Property

The Property shall be used exclusively as a private residence.

Tenant shall not use or permit the Property to be used for any unlawful purpose, business activity that violates zoning restrictions, or activity that unreasonably disturbs neighbors or other occupants.

8. Utilities and Services

Responsibility for utilities and services shall be as follows:

Tenant shall promptly establish and maintain all utilities for which Tenant is responsible.

9. Maintenance and Repairs

- Tenant shall keep the Property in a clean, sanitary, and safe condition.
- Tenant shall promptly notify Landlord of any condition requiring repair.
- Tenant shall be responsible for damage caused by Tenant, members of Tenant's household, guests, invitees, or pets beyond ordinary wear and tear.
- Landlord shall be responsible for maintaining the Property in a condition suitable for residential occupancy, subject to Tenant's obligations under this Agreement.

10. Alterations

Tenant shall not make alterations, improvements, additions, installations, or structural changes to the Property without Landlord's prior written consent.

Any approved improvements shall become part of the Property unless otherwise agreed in writing.

11. Appliances and Furnishings

The following appliances, fixtures, and furnishings are provided with the Property:

Tenant shall maintain such items in reasonable condition and promptly report any malfunction or damage.

12. Entry by Landlord

Landlord may enter the Property for purposes including inspection, maintenance, repairs, improvements, showing the Property to prospective purchasers, lenders, or tenants, and responding to emergencies.

Except in emergencies or where otherwise permitted by law, Landlord shall provide reasonable notice before entering the Property.

12. Entry by Landlord

Landlord may enter the Property for purposes including inspection, maintenance, repairs, improvements, showing the Property to prospective purchasers, lenders, or tenants, and responding to emergencies.

Except in emergencies or where otherwise permitted by law, Landlord shall provide reasonable notice before entering the Property.

13. Pets

No pet shall be kept on the Property without Landlord's prior written approval. Approved pets shall be subject to the following conditions:

Tenant shall remain responsible for all damage or disturbances caused by approved pets.

14. Assignment and Subletting

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

Any unauthorized assignment or sublease shall constitute a material breach of this Agreement.

15. Tenant Conduct

Tenant shall:

- Comply with all applicable laws and regulations.
- Respect the rights of neighboring residents.
- Maintain the Property in a clean and sanitary condition.
- Dispose of waste properly.
- Avoid conduct that creates health or safety hazards.

16. Casualty and Property Damage

If the Property becomes substantially damaged or uninhabitable due to fire, natural disaster, or other casualty not caused by Tenant, either Party may terminate this Agreement by written notice to the other Party.

Any rent adjustment shall be determined according to the extent of the loss of use and applicable law.

17. Default

Tenant shall be in default if Tenant:

- Fails to pay rent when due;
- Violates a material term of this Agreement;
- Causes substantial damage to the Property; or
- Uses the Property for unlawful purposes.

Upon default, Landlord may exercise any rights and remedies available under this Agreement and applicable law.

17. Default

Tenant shall be in default if Tenant:

- Fails to pay rent when due;
- Violates a material term of this Agreement;
- Causes substantial damage to the Property; or
- Uses the Property for unlawful purposes.

Upon default, Landlord may exercise any rights and remedies available under this Agreement and applicable law.

18. Termination

Either Party may terminate this Agreement in accordance with applicable law and the terms of this Agreement. Landlord may terminate this Agreement for cause, including nonpayment of rent, material breach of lease obligations, unlawful activity, or other grounds permitted by law. For any month-to-month tenancy, either Party may terminate by providing the notice required by applicable law.

Upon termination, Tenant shall:

- Vacate the Property;
- Return all keys, access devices, and related property;
- Remove all personal belongings; and
- Leave the Property in substantially the same condition as received, ordinary wear and tear excepted.

Tenant's obligations that reasonably survive termination, including obligations relating to unpaid rent, damages, and indemnification, shall remain enforceable.

19. Liability and Indemnification

Tenant shall be responsible for loss, damage, injury, or liability arising from Tenant's acts, omissions, negligence, or violation of this Agreement.

To the extent permitted by law, Tenant shall indemnify and hold Landlord harmless from claims, losses, damages, and expenses arising from Tenant's use or occupancy of the Property.

Landlord shall remain responsible for obligations imposed upon Landlord by applicable law.

20. Insurance

Tenant is encouraged to obtain renter's insurance covering personal property, liability, and other risks associated with occupancy of the Property.

Landlord's insurance generally does not cover Tenant's personal belongings.

21. Notices

Any notice required under this Agreement shall be in writing and delivered personally, sent by recognized courier service, mailed to the addresses listed in this Agreement, or transmitted by another method agreed upon by the Parties.

A Party may change its notice address by providing written notice to the other Party.

22. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

23. Dispute Resolution

The Parties shall make reasonable efforts to resolve disputes through good-faith discussions before initiating formal legal proceedings.

Nothing in this clause shall prevent either Party from seeking remedies available under applicable law.

24. Entire Agreement

This Agreement constitutes the entire agreement between the Parties concerning the lease of the Property and supersedes all prior discussions, negotiations, representations, and understandings regarding the Property.

25. Amendments

Any amendment or modification to this Agreement shall be in writing and signed by both Parties.

26. Severability

If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

27. Binding Effect

This Agreement shall be binding upon and benefit the Parties and their respective permitted successors and assigns.

28. Lead-Based Paint Disclosure

If the Property was constructed before 1978, any disclosure regarding lead-based paint hazards required by applicable law shall be provided to Tenant before occupancy.

Signatures

The Parties acknowledge that they have read, understood, and agree to be bound by this Agreement.

Landlord

Name

Date

Signature

Tenant

Name

Date

Signature



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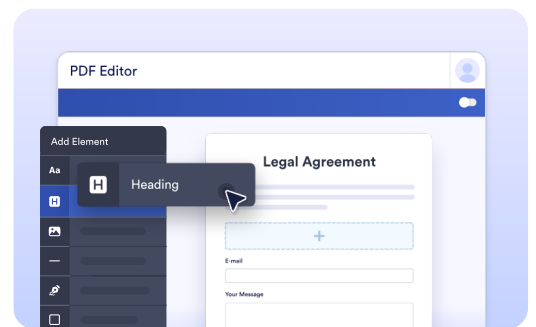
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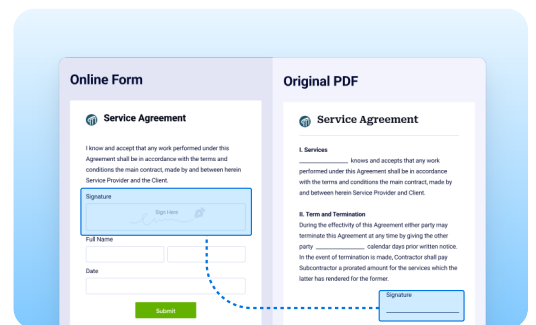
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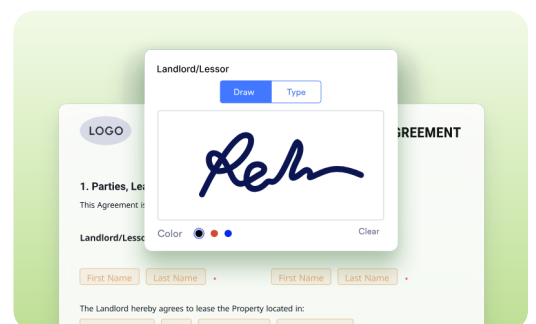
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