Lifetime Lease Agreement

This **Lifetime Lease Agreement** (“***Agreement***”) is made on _____ between the following parties:

Landlord

_____ _____

_____ _____

_____ _____ _____ _____

_____ _____

Tenant

_____ _____

_____ _____

_____ _____ _____ _____

_____ _____

1. Property

Landlord leases to Tenant the residential property located at:
_____ _____ _____ _____ _____ _____ ,

together with the following items, if any:
_____ (collectively, the “***Property***”).

2. Grant of Lease and Term

Landlord grants Tenant the exclusive right to occupy the Property as Tenant’s primary residence beginning on _____ .

The lease term continues for Tenant’s lifetime unless ended earlier under the Termination clause. This Agreement creates a personal leasehold right only. It does not transfer title, create a life estate, give Tenant ownership of the Property, or grant Tenant any right to sell, mortgage, assign, or otherwise transfer an interest in the Property.

This Agreement automatically ends upon Tenant’s death. Tenant’s estate, personal representative, family members, and occupants have no right to continue the tenancy unless Landlord agrees in writing.

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3. Rent

Tenant shall pay rent of _____ per _____, payable in advance on the _____ of each payment period.

Rent shall be paid to _____ at _____. Any late fee must be lawful under applicable law and is limited to _____.

The Parties may change the rent only through a written agreement signed by both Parties, except where applicable law permits another method of adjustment expressly stated here: _____.

4. Security Deposit

Upon signing this Agreement, Tenant shall pay a security deposit of _____. Landlord may use the deposit only for unpaid rent, damage beyond ordinary wear and tear, or other lawful charges arising from Tenant's obligations under this Agreement.

Landlord shall account for and return any remaining deposit as required by applicable law after the tenancy ends.

5. Permitted Use and Occupants

Tenant shall use the Property only as a private residence. The Property may be occupied only by Tenant and the following approved occupants:

_____

Tenant shall not use the Property for unlawful activity, business operations that materially affect the Property or neighbors, or any purpose that breaches applicable law, insurance requirements, or community rules provided to Tenant.

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6. Utilities and Property Charges

Tenant shall be responsible for: _____.

Landlord shall be responsible for: _____.

Landlord remains responsible for property taxes, building insurance, and major ownership-related costs unless this Agreement expressly states otherwise.

7. Maintenance and Repairs

Landlord shall maintain the Property in a condition required by applicable law and shall make repairs necessary to preserve the Property's essential systems and structural condition, except where damage is caused by Tenant, an occupant, or a guest.

Tenant shall keep the Property reasonably clean, use fixtures and appliances properly, promptly report needed repairs, and be responsible for damage caused by Tenant, an occupant, or a guest beyond ordinary wear and tear.

Tenant shall not make structural changes, major alterations, or improvements without Landlord's prior written consent. Any approved improvement becomes part of the Property unless the Parties agree otherwise in writing.

8. Access by Landlord

Landlord may enter the Property at reasonable times and with notice required by applicable law to inspect, make repairs, provide agreed services, or show the Property to prospective purchasers, lenders, insurers, or contractors.

Landlord may enter without prior notice in an emergency or where permitted by applicable law.

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9. Insurance and Risk of Loss

Tenant is encouraged to obtain renters' insurance for personal belongings, personal liability, and temporary living expenses. Landlord is not responsible for loss or damage to Tenant's personal property except to the extent caused by Landlord's negligence or other legal responsibility.

If the Property is materially damaged or becomes uninhabitable through no fault of Tenant, the Parties shall follow applicable law regarding repair, rent adjustment, or termination.

10. Rules, Quiet Enjoyment, and Conduct

Tenant shall not unreasonably disturb neighbors, damage the Property, create a safety risk, or violate lawful property rules provided by Landlord.

So long as Tenant complies with this Agreement, Landlord shall not interfere unreasonably with Tenant's lawful use and quiet enjoyment of the Property.

11. Assignment and Subletting

Tenant may not assign this Agreement, sublease the Property, license occupancy, or allow additional long-term occupants without Landlord's prior written consent.

Any attempted transfer in breach of this clause is ineffective and may constitute a material breach of this Agreement.

12. Default and Termination

Landlord may terminate this Agreement before Tenant's death only for a material breach by Tenant, including nonpayment of rent, substantial property damage, unlawful activity, or a serious violation of the Permitted Use and Occupants, Maintenance and Repairs, or Rules, Quiet Enjoyment, and Conduct clauses.

Before terminating for breach, Landlord shall provide any notice and opportunity to cure required by applicable law.

Tenant may terminate this Agreement by giving _____ days' written notice to Landlord, subject to payment of all rent and other amounts due through the termination date.

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Upon termination or Tenant's death, Tenant or Tenant's estate shall remove personal property and return possession of the Property. Any property left behind may be handled as permitted by applicable law.

13. No Waiver

A Party's delay or failure to enforce any provision of this Agreement does not waive that provision or any future breach.

14. Notices

All notices under this Agreement must be in writing and delivered personally, by recognized courier, or by another method permitted by applicable law.

Notices to Landlord shall be sent to the address indicated in the first page of this Agreement. Notices to Tenant shall be sent to the Property address unless Tenant provides a different address in writing.

15. Governing Law and Disputes

This Agreement is governed by the laws of _____, without regard to rules that would apply another jurisdiction's laws.

The Parties shall first attempt in good faith to resolve any dispute through direct discussion. If the dispute is not resolved, either Party may pursue remedies available under applicable law.

16. Entire Agreement and Amendments

This Agreement is the entire agreement between the Parties regarding Tenant's lifetime occupancy of the Property. Any amendment must be in writing and signed by both Parties.

If any provision is unenforceable, the remaining provisions remain effective to the extent permitted by law.

17. Acknowledgment

Each Party acknowledges that they have read and understood this Agreement, had the opportunity to seek independent legal advice, and intend to be bound by it.

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Signatures

Landlord

Name

Date

Signature

Tenant

Name

Date

Signature

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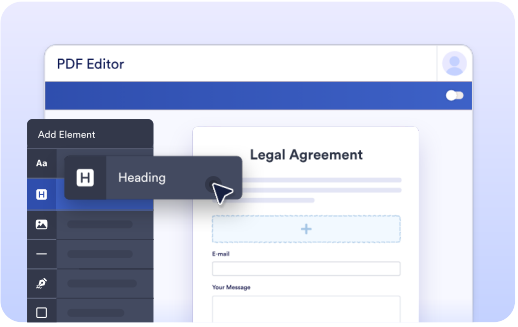
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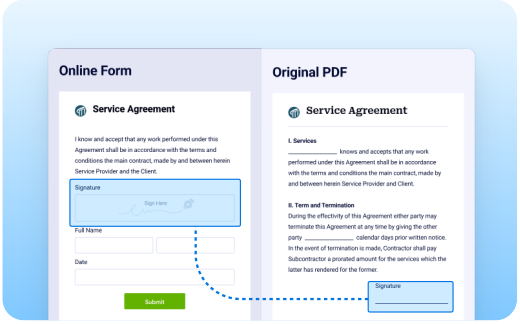
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