



# Maryland Rental Lease Agreement

This Lease Contract ("Lease Agreement"), is executed by and between \_\_\_\_\_ with address located at \_\_\_\_\_ (hereinafter referred to as "Landlord") and \_\_\_\_\_ (hereinafter referred to as "Tenant").

The Landlord and Tenant (collectively known as the "Parties") agree as follows:

## Property Description

The Landlord shall rent the premises with address at: \_\_\_\_\_ (the "Property"), to the Tenant.

## Use of Premises

The Tenant shall use the Property for residential purposes only. In case the property shall be used for purposes other than residential, consent for such use shall be required from the Landlord with written authorization.

## Guests of Tenant

Guest(s) of the tenant may be allowed to stay for more than two weeks in the premises provided that written notice should be given to the Landlord.

## Pets

Pets such as dogs, cats, and other mammals are allowed in the property provided that the Landlord has consented with written approval. Other kinds of pets like fish, love birds and other caged small animals no longer need consent from the Landlord. The proper care and responsibility for taking care of pets and proper cleanliness of them shall be the responsibility of the Tenant.

## Parking Space

The vehicle parking area is available on the designated parking area. Parking use shall be on a first-come-first-served basis. No guest parking is available. However, guests may park their vehicles beside the road near the premises at their own risk and without responsibility of the landlord.

## Furniture

The leased property has the following furnishings and fixtures available for Tenant's use, care, and maintenance:

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## Amenities Inclusion

For use of these amenities, the Landlord understands that the said furnishings may undergo through the normal wear and tear for its continued use and such shall not hold the Tenant liable for damages.

## Privacy

The Landlord shall respect the Tenant's privacy for the occupancy of the Property.

## Lease Period

The Lease of the Premises commences on \_\_\_\_\_ and shall terminate on \_\_\_\_\_, renewable after the termination of this agreement.

## Rent Amount

The rent agreed upon by the Parties is \_\_\_\_\_ to be paid on \_\_\_\_\_ basis.

## Security Deposit

The Tenant shall give the Landlord a security deposit (the "Deposit") the amount of \_\_\_\_\_. The said amount shall be kept by the Landlord as security to pay for any damages incurred in the premises while in the effectivity of this agreement. After termination of this lease, the said security deposit shall be returned to the Tenant within 45 days unless any damages may have been incurred in said premises and by which the said security deposit shall be used for the repairs of the premises. Any remaining amount shall be returned thereafter. In case the security deposit is required to be used by the Landlord while in the effectivity of this Agreement, the used amount shall be replenished by the Tenant to the Landlord.

## Deposit as Rent

Deposits are not considered as rent payment and shall not, in any case, be used by the Tenant as payment for rent.

## Payment of Utilities

Utility payments shall not form part of the rent. Tenant shall have the sole responsibility in payment of the utilities in the duration of the use of the leased premises.

## Insurance

The tenant may acquire separate insurance other than the insurance that is with the Landlord. Tenant's personal properties brought into the premises are not insured by the Landlord. Any incident causing damage to the Tenant's personal properties shall be the responsibility of the said Tenant.

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### **Damage to Property**

Any damage incurred by the Tenant's visitors shall be the responsibility of the said Tenant. Should any damage be incurred, Landlord shall invoice the Tenant which the Tenant shall pay as early as possible. The provision on the security deposit shall govern this instance.

### **Property Improvements**

The Tenant may not modify the structure of the fixed setup of the premises including installation of hooks and nails on walls, without the prior written consent of the Landlord.

### **Untenantable Damage**

Should damage be incurred in the premises resulting to it being unfit for occupancy and such damage is not caused by the negligent or willful act of the Tenant or its guests, the Landlord shall be responsible for immediate repair of said damages and the Tenant shall receive an abatement throughout the period until the property becomes fit again for occupancy.

### **Termination of Lease**

The tenant has 14 days to move out of the premises after termination of the lease. Any damage incurred by Tenant shall be accounted for by the Landlord and by which amount shall be deducted from the Security Deposit. The remaining amount shall be returned to the Tenant.

### **Abandonment**

Should the premises be left without advice to the Landlord for at least 30 consecutive days, the Landlord may consider the premises abandoned.

### **Legal Fees**

In case any issue or dispute arises to legal action as to this agreement, the aggrieved party shall be paid for damages, costs of litigation, attorney's fees and other legal costs.

### **Governing Law**

All matters arising out of this Agreement shall be governed by the state of Maryland to the exclusion of other states.

### **Severability**

Should there be a conflict between any provision of this Lease Agreement and the applicable laws of the State of Florida (the "Law"), the provision shall be held invalid and the remaining provisions in compliance with the Law shall prevail.

### **Assignment**

The Tenant shall not assign this Lease. The Tenant shall not sublet any part of the Property or grant any concession or license to use any part of the Property.

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**Modifications**

Should any amendment or modification be made into this Agreement, the said amendment or modification shall be made in writing and duly signed by both Parties.

**Non-Waiver**

The failure of the Parties to insist upon the strict compliance to the terms and conditions of this Agreement shall not be deemed as a waiver of rights from any breach of the said agreement unless it is being made through writing and signed by the waiving party.

**Counterparts**

This Agreement may come in two or more counterparts, each of which constitutes a separate document but all of which together shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties herein have set their hands and sign this Agreement on \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**Landlord**

**Tenant**

\_\_\_\_\_

\_\_\_\_\_

**Landlord's Name**

**Tenant's Name**

**Date**

**Date**

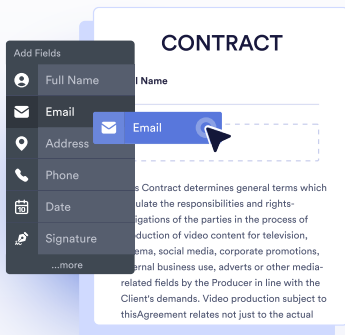


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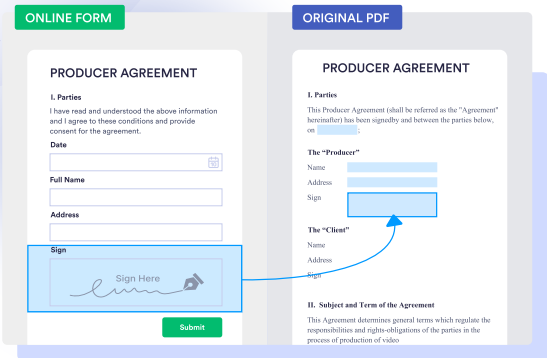
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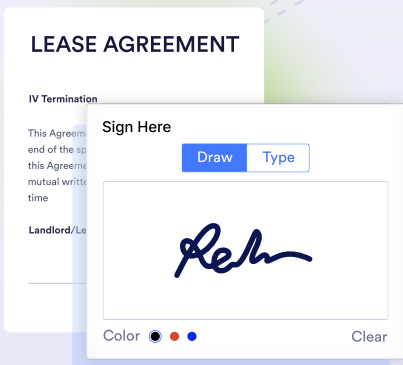
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