Massachusetts Lease Agreement

This **Residential Lease Agreement** (“***Agreement***”) is entered into as of _____ ("***Effective Date***"), by and between:

Landlord

_____ _____
_____ _____
_____ _____ _____ _____
_____ _____

Tenant

_____ _____
_____ _____
_____ _____ _____ _____
_____ _____

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

1. Premises

Landlord hereby leases to Tenant the residential property located at: _____ _____ _____ _____ _____ _____, including any fixtures, appliances, and appurtenances associated with the property (“***Premises***”).

The Premises shall be used solely as a private residence by Tenant and no other purpose without prior written consent from Landlord.

2. Term of Lease

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

If Tenant remains in possession after the expiration of the term without a new written agreement, the tenancy shall continue on a month-to-month basis under the same terms, unless otherwise required by applicable law.

3. Rent

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

Late payments may be subject to a late fee of $_____, applied only as permitted by applicable law.

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4. Security Deposit

Tenant shall pay a security deposit of $ prior to occupancy. The security deposit shall be held and administered in accordance with Massachusetts law, including:

- Placement in a separate, interest-bearing account as required
- Provision of a written receipt and account details to Tenant
- Return of the deposit, less lawful deductions, within the time period required by law after termination of tenancy

Deductions may include unpaid rent, damage beyond normal wear and tear, and other lawful charges.

5. Occupancy

The Premises shall be occupied only by the following individuals:

Tenant shall not permit additional occupants without Landlord's prior written consent.

6. Utilities and Services

Responsibility for utilities shall be as follows:

Tenant shall ensure timely payment of all utilities assigned to Tenant.

7. Maintenance and Repairs

Tenant shall maintain the Premises in a clean, safe, and sanitary condition and promptly notify Landlord of any needed repairs.

Landlord shall be responsible for maintaining the Premises in compliance with applicable health and safety standards, including the provision of essential services where required by law.

Tenant shall not make alterations or improvements without prior written consent from Landlord.

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8. Entry by Landlord

Landlord may enter the Premises for purposes including inspection, repairs, or showing the property to prospective tenants or buyers, upon reasonable notice to Tenant, except in cases of emergency.

9. Use and Conduct

Tenant agrees to:

- Comply with all applicable laws, ordinances, and regulations
- Avoid causing damage to the Premises
- Refrain from engaging in unlawful or disruptive activities

Tenant shall not use the Premises for any illegal purpose.

10. Assignment and Subletting

Tenant shall not assign this Agreement or sublet the Premises without the prior written consent of Landlord.

11. Insurance

Tenant is encouraged to obtain renter's insurance to cover personal property and liability. Landlord shall not be responsible for loss or damage to Tenant's personal belongings except where required by law.

12. Default

Tenant shall be considered in default if Tenant fails to pay rent when due or violates any material term of this Agreement.

In the event of default, Landlord may pursue remedies available under applicable law, including termination of tenancy and recovery of possession.

13. Termination

This Agreement may be terminated:

- Upon expiration of the lease term
- By mutual written agreement of the Parties
- By either Party as permitted under applicable law

Upon termination, Tenant shall vacate the Premises and return possession in good condition, reasonable wear and tear excepted.

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14. Governing Law

This Agreement shall be governed by and interpreted in accordance with the laws of the Commonwealth of Massachusetts.

15. Entire Agreement

This Agreement constitutes the entire understanding between the Parties and supersedes all prior discussions or agreements relating to the Premises.

16. Amendments

Any amendment to this Agreement must be in writing and signed by both Parties.

17. Notices

All notices under this Agreement shall be in writing and delivered to the addresses set forth above or to such other address as either Party may designate in writing.

18. Lead Paint Disclosure

For properties built before 1978, Landlord shall provide Tenant with any required lead paint disclosures and documentation in accordance with applicable law.

19. Signatures

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

Landlord

Name

Date

Signature

Tenant

Name

Date

Signature

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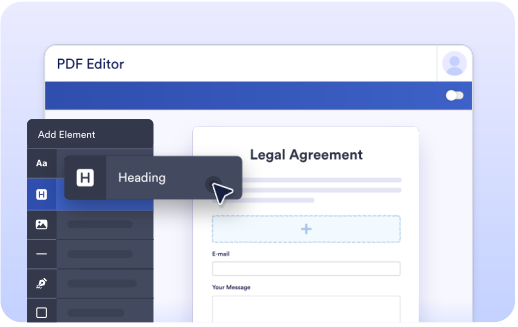
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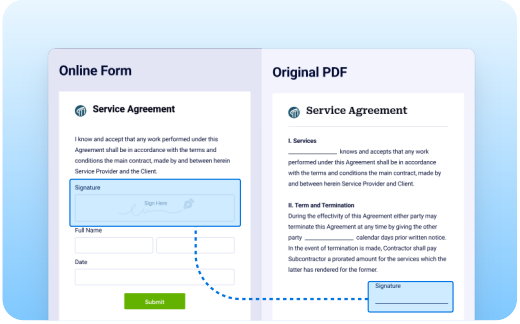
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