Nevada Lease Agreement

Date

Landlord

Tenant

Premises

This **Residential Lease Agreement** (“***Agreement***”) creates a residential tenancy under Nevada law. Landlord leases the Premises to Tenant, and Tenant accepts the Premises, subject to this Agreement and applicable law.

1. Term

The lease term begins on _____ and ends on _____. Tenant must surrender possession of the Premises at the end of the term unless the Parties sign a written renewal agreement or otherwise agree in writing.

2. Rent

Tenant shall pay a maximum total periodic rent of $_____ per month. This amount includes all mandatory recurring fees, except a utility charge that Nevada law permits to be stated separately.

Rent is due in advance on the _____ day of each month at _____. Landlord shall provide at least one payment method that does not require Tenant to pay a fee or provide bank-account information.

Charge	Amount	Due Date	Purpose
Maximum total monthly rent			Use and occupancy of the Premises
Separately permitted utility charge, if applicable			
Online payment fee, if applicable		With payment	

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A late fee may be charged only as permitted by Nevada law. For a tenancy longer than week to week, no late fee will be charged until at least three calendar days after rent is due. Any late fee must be reasonable and may not exceed five percent of the periodic rent.

3. Security Deposit

Tenant shall pay a security deposit of $ _____ on or before _____. The combined amount or value of all security, including any last month's rent, may not exceed three months' periodic rent.

The security deposit may be used only for unpaid rent, damage beyond normal wear, and reasonable cleaning costs, as permitted by Nevada law. Except for a reasonable separately stated nonrefundable cleaning charge, no part of the security deposit is nonrefundable.

Within 30 days after the tenancy ends, Landlord shall provide an itemized written accounting and return any remaining security deposit as required by Nevada law. Tenant's forwarding address is:

_____

4. Occupants and Use

The Premises may be occupied only by the following persons:

_____

The Premises shall be used solely as a private residence. Tenant shall not use the Premises for unlawful activity, short-term rentals, or any purpose that materially increases risk, nuisance, or damage without Landlord's prior written consent.

5. Pets

_____.

No animal may be kept at the Premises without Landlord's prior written consent, except an assistance animal as required by applicable law.

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6. Utilities and Services

Landlord shall provide the following services: _____ .

Tenant shall pay for the following utilities and services: _____ .

If an electric, natural gas, or water service cannot be placed directly in Tenant's name, or the Premises uses a master-metered water system, the Agreement must contain the specific separate disclosure required by Nevada law, including applicable utility contact information and billing terms.

7. Condition and Inventory

Landlord shall deliver possession of the Premises in habitable condition. At move-in, the Parties shall complete and sign a written inventory and condition record for the Premises, including all areas under Tenant's exclusive custody and control. That signed record becomes part of this Agreement.

Tenant shall promptly notify Landlord in writing of any condition requiring repair. Tenant shall keep the Premises reasonably clean and safe, dispose of waste properly, use fixtures and appliances reasonably, and avoid causing or allowing damage beyond normal wear.

8. Landlord Responsibilities

Landlord shall maintain the Premises as required by Nevada law, including habitability requirements. Landlord remains responsible for repairs, maintenance, and other work imposed on Landlord by law, except for damage caused by Tenant, a household member, or a person on the Premises with Tenant's consent.

Landlord shall disclose the names and addresses of the property manager, the Nevada agent authorized to receive legal process and notices, and the principal or corporate owner. Landlord shall also provide a local emergency contact number.

Reqired Contact	Name	Address	Telephone
Property manager			
Nevada authorized agent			
Principal or corporate owner			
Emergency contact			

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9. Tenant Responsibilities

Tenant shall comply with this Agreement and Nevada law. Tenant shall not deliberately or negligently damage, deface, impair, remove, or render the Premises uninhabitable. Tenant shall conduct themself, and require guests and household members to conduct themselves, in a manner that does not disturb a neighbor's peaceful enjoyment of the premises.

Tenant shall not alter, paint, install fixtures, change locks, or make improvements without Landlord's prior written consent, except where permitted by law.

10. Landlord Access

Tenant shall not unreasonably withhold consent for Landlord to enter the Premises to inspect, make necessary or agreed repairs, provide services, or show the Premises to persons with a legitimate interest in inspecting it.

Except in an emergency or as otherwise permitted by law, Landlord shall give at least 24 hours' notice before entry and shall enter only at reasonable times during normal business hours unless Tenant agrees otherwise for that entry. Landlord shall not abuse the right of access or use it to harass Tenant.

11. Rules and Regulations

Tenant shall comply with the following rules: _____.

Any rule adopted after this Agreement begins must comply with Nevada law. A later rule that materially changes the Parties' agreement is enforceable only with Tenant's written consent or the notice required by law.

12. Required Nevada Tenant Rights Notices

Tenant may report a nuisance or a building, safety, or health-code violation to the appropriate public authority. Contact information for applicable reporting authorities is: _____.

Tenant may display the flag of the United States within the portion of the Premises that Tenant has the exclusive right to occupy and use, subject to reasonable rules on placement and manner of display.

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Tenant may display religious or cultural items in or on the dwelling as permitted by Nevada law. Landlord may impose lawful, reasonable restrictions related to size, placement, safety, access, or legality.

The Parties acknowledge that Nevada law contains provisions concerning firearms and dangerous weapons. Nothing in this Agreement authorizes conduct prohibited by Nevada law.

13. Foreclosure Disclosure

Landlord's written disclosure regarding whether the Premises are subject to foreclosure proceedings is: _____.

14. Casualty Damage

If fire or another casualty substantially impairs Tenant's enjoyment of the Premises, the Parties' rights and obligations, including termination, rent reduction, and the return of prepaid rent or security deposit amounts, shall be governed by Nevada law.

15. Default and Termination

A Party may enforce this Agreement only through lawful notice and procedures. Landlord shall not remove Tenant, lock Tenant out, interrupt essential services, or recover possession except as permitted by Nevada law.

If Tenant materially breaches this Agreement, Landlord may give any notice required by law and may pursue lawful remedies if the breach is not timely cured or cannot be cured. If Landlord materially breaches this Agreement or fails to maintain the Premises as required by law, Tenant may provide notice and pursue remedies available under Nevada law.

Nothing in this Agreement limits a Tenant's nonwaivable statutory rights, including rights related to habitability, domestic violence, harassment, sexual assault, stalking, qualifying disability-related relocation, or other protected grounds for termination.

16. Notices

Notices to Tenant shall be delivered as required by Nevada law to the Premises or another address Tenant designates in writing. Notices to Landlord shall be delivered or mailed to the addresses indicated in the first page of this Agreement. Notices are effective as provided by Nevada law.

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17. Assignment and Subletting

Tenant shall not assign this Agreement or sublet any part of the Premises without Landlord's prior written consent. Consent to one assignment or sublease does not create consent to another.

18. Governing Law and Venue

Nevada law governs this Agreement. Any court proceeding relating to this Agreement shall be brought in a court with jurisdiction over the location of the Premises, unless applicable law requires otherwise.

19. Entire Agreement and Amendments

This Agreement, including the signed inventory and condition record and any written addenda signed by both Parties, is the entire agreement concerning the Premises. An amendment must be in writing and signed by Landlord and Tenant.

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

20. Receipt of Copy

Landlord shall provide Tenant a copy of this executed Agreement at the time of signing.

Signatures

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

Landlord

Name

Date

Signature

Tenant

Name

Date

Signature

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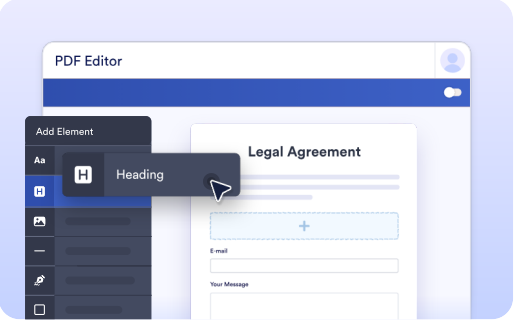
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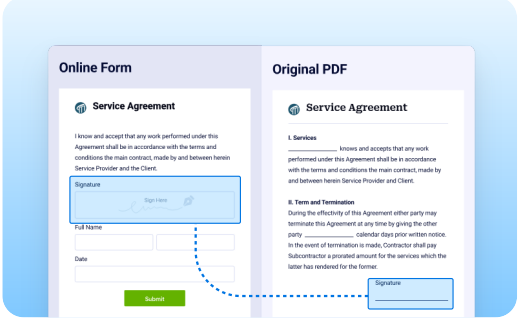
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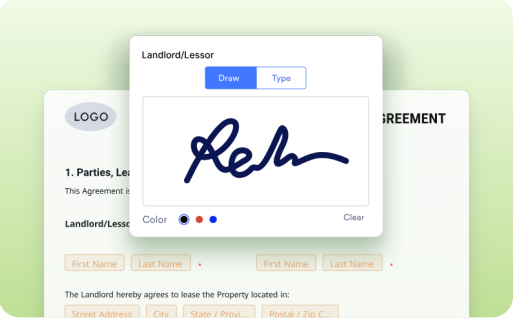
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