

New York Lease Agreement

This **New York Residential Lease Agreement** ("**Agreement**") is entered into on _____ ("**Effective Date**"), by and between the parties below;

Landlord

Tenant

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

Recitals

WHEREAS, Landlord is the lawful owner or authorized manager of the residential property located at _____ (the "**Premises**");

WHEREAS, Tenant desires to lease the Premises for residential purposes under the terms set forth in this Agreement;

WHEREAS, Landlord agrees to lease the Premises to Tenant subject to the rights, obligations, and conditions described in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement and other valuable consideration, the Parties agree as follows.

1. Lease Term

The lease term shall begin on _____ and shall end on _____ ("**Lease Term**"), unless earlier terminated in accordance with the Termination clause of this Agreement.

If Tenant remains in possession of the Premises after the Lease Term with Landlord's written consent, the tenancy shall convert to a month-to-month tenancy subject to the same terms and conditions unless otherwise agreed in writing.

2. Premises

Landlord leases to Tenant the residential dwelling located at:

The Premises include the residential unit and any associated areas designated for Tenant's use, including but not limited to parking spaces, storage areas, or shared facilities if expressly provided by Landlord. The Premises shall be used solely for residential purposes.

3. Occupants

Only the following individuals are authorized to reside at the Premises:

Occupant Name	Relationship (If Any)	Age

No other person may reside at the Premises for more than _____ consecutive days or _____ days within a calendar year without the prior written consent of Landlord.

4. Rent

Tenant agrees to pay Landlord rent in the amount of \$ _____ per month.

Rent shall be due on the _____ day of each month and shall be paid to:

Payee:

Payment Method:

Payment Address or Portal:

Rent must be paid in full without deduction, offset, or withholding unless otherwise permitted by applicable law.

5. Security Deposit

Tenant shall pay a security deposit of \$ _____ prior to taking possession of the Premises.

The security deposit will be held by Landlord as security for the performance of Tenant's obligations under this Agreement. The deposit may be used to cover unpaid rent, damages beyond normal wear and tear, or other costs arising from Tenant's breach of this Agreement.

Within the time period required under New York law after Tenant vacates the Premises, Landlord shall return the remaining balance of the security deposit together with an itemized statement describing any deductions made.

The security deposit shall not be treated as payment for the final month's rent unless expressly agreed in writing.

6. Late Payment

If rent is not received within _____ days after the due date, Tenant shall pay a late fee of \$ _____ or the maximum amount permitted under applicable law.

Acceptance of late payment does not waive Landlord's right to enforce the payment terms of this Agreement.

7. Utilities and Services

Responsibility for utilities and services shall be allocated as follows:

Utility or Service	Responsible Party
Electricity	
Gas	
Water	
Heating	
Internet/Cable	
Trash Removal	

Tenant shall arrange for the transfer or activation of any utilities assigned to Tenant before the start of the Lease Term.

9. Alterations

Tenant shall not make alterations, structural modifications, or improvements to the Premises without the prior written consent of Landlord.

Any approved alterations shall be performed in a professional manner and in compliance with applicable laws and building regulations.

Unless otherwise agreed, all improvements made to the Premises shall become the property of Landlord upon termination of this Agreement.

10. Use of Premises

Tenant agrees that the Premises shall be used exclusively as a private residence. Tenant shall not engage in any illegal activity or conduct that may disturb neighbors or violate applicable laws, building rules, or homeowners association regulations. Tenant shall comply with all reasonable property rules communicated by Landlord.

11. Entry by Landlord

Landlord may enter the Premises for reasonable purposes including inspection, repairs, maintenance, or showing the property to prospective tenants or purchasers. Except in emergencies, Landlord shall provide reasonable prior notice before entering the Premises. Emergency entry may occur without prior notice where necessary to protect persons or property.

12. Assignment and Subletting

Tenant shall not assign this Agreement or sublet the Premises without the prior written consent of Landlord. Any approved sublease must comply with the terms of this Agreement, and Tenant shall remain responsible for all obligations under this Agreement unless otherwise agreed in writing.

13. Insurance

Tenant is encouraged to obtain renter's insurance covering personal property, liability, and loss of use. Landlord's insurance does not cover Tenant's personal belongings.

14. Termination

This Agreement may be terminated as follows:

Termination for Cause

If either Party materially breaches the obligations of this Agreement and fails to correct the breach within a reasonable period after written notice, the non-breaching Party may terminate the Agreement.

Termination Without Cause

If the tenancy converts to a month-to-month arrangement after the Lease Term, either Party may terminate the tenancy by providing written notice as required under applicable law.

Consequences of Termination

Upon termination, Tenant shall:

- Vacate the Premises
- Remove personal belongings
- Return all keys and access devices
- Leave the Premises in reasonably clean condition

Any unpaid obligations shall survive termination of this Agreement.

15. Damage or Destruction

If the Premises become partially or completely uninhabitable due to fire, natural disaster, or other casualty not caused by Tenant, Landlord may repair the property within a reasonable time or terminate this Agreement. Rent obligations shall be adjusted where the Premises cannot reasonably be occupied.

16. Governing Law and Dispute Resolution

This Agreement shall be governed by and interpreted in accordance with the laws of the State of New York. Any dispute arising from this Agreement shall be resolved through negotiation between the Parties in good faith before initiating formal legal proceedings. If a dispute proceeds to court, it shall be brought in a court of competent jurisdiction located in the State of New York.

17. Entire Agreement

This Agreement constitutes the entire understanding between the Parties regarding the lease of the Premises.

Any amendment or modification must be made in writing and signed by both Parties.

18. Notices

Any notice required under this Agreement shall be provided in writing and delivered by personal delivery, certified mail, or another verifiable method to the addresses listed below or any updated address provided in writing.

19. Severability

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

20. Possession

Tenant shall be entitled to take possession of the Premises on _____, provided that all required payments under this Agreement have been made.

By signing below, the Parties confirm that they have read, understood, and agreed to the terms and conditions of this New York Residential Lease Agreement.

Landlord

Name

Date

Signature

Tenant

Name

Date

Signature



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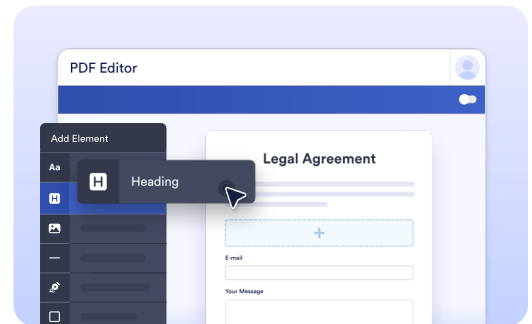
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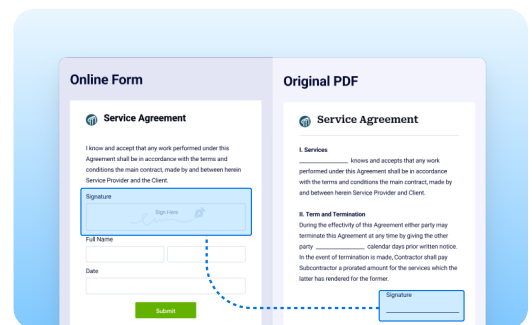
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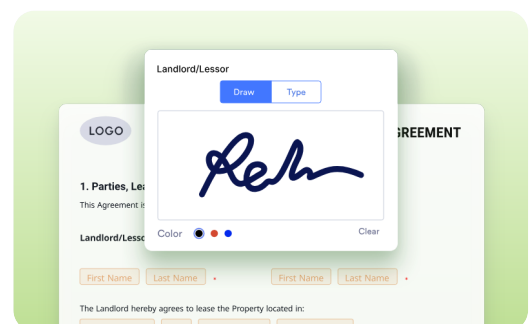
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