

NJ Lease Agreement

This **New Jersey Residential Lease Agreement** ("**Agreement**") is entered into as of _____ ("**Effective Date**") by and between the following parties:

Landlord

Tenant

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

WHEREAS, Landlord is the lawful owner or authorized lessor of the residential property described in this Agreement; and

WHEREAS, Tenant desires to lease the residential property from Landlord for residential purposes under the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the mutual promises and obligations contained in this Agreement, the Parties agree as follows:

1. Premises

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the residential property located at:

_____ ,

including all improvements, fixtures, appliances, parking areas, storage areas, and appurtenances provided by Landlord and identified as part of the tenancy (collectively, the "**Premises**").

2. Term

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

If Tenant remains in possession of the Premises after expiration of the lease term with Landlord's consent, the tenancy shall continue on a month-to-month basis under the same terms and conditions of this Agreement except as otherwise required by law or agreed in writing.

3. Rent

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

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

Payment Method:

Payment Address or Portal:

Rent shall be paid without deduction, offset, or demand except as otherwise required by applicable law.

4. Security Deposit

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

The security deposit shall serve as security for Tenant's performance of all obligations under this Agreement, including payment of rent, repair of damages beyond ordinary wear and tear, cleaning costs, unpaid utilities for which Tenant is responsible, and other lawful charges.

Any deductions from the security deposit shall be itemized and communicated to Tenant in accordance with applicable law.

5. Occupants

The Premises shall be occupied solely by the following authorized occupants:

No additional occupants may permanently reside at the Premises without Landlord's prior written consent.

6. Use of Premises

The Premises shall be used exclusively for lawful residential purposes.

Tenant shall not use or permit the Premises to be used in any manner that:

- Violates applicable laws or regulations;
- Constitutes a nuisance or disturbance to neighbors;
- Creates excessive noise, odors, or hazards;
- Causes damage to the Premises or surrounding property; or
- Interferes with the rights of other residents.

Business activities that materially increase traffic, noise, or risk to the property shall not be conducted without Landlord's prior written approval.

7. Utilities and Services

Responsibility for utilities and services shall be allocated as follows:

Tenant shall promptly establish and maintain any utility accounts for which Tenant is responsible.

8. Possession and Condition of Premises

Tenant acknowledges that Tenant has inspected the Premises or has had the opportunity to inspect the Premises and accepts the Premises in its current condition except for any conditions specifically documented in writing.

Landlord shall deliver possession of the Premises on the commencement date stated in this Agreement.

9. Maintenance and Repairs

Tenant shall maintain the Premises in a clean, sanitary, and safe condition. Tenant shall promptly notify Landlord of any condition requiring repair, maintenance, or attention. Tenant shall be responsible for damage caused by Tenant, occupants, guests, invitees, or pets beyond ordinary wear and tear.

Landlord shall remain responsible for repairs and maintenance obligations customarily associated with ownership of the Premises except where damage results from Tenant's actions or negligence.

10. Alterations and Improvements

Tenant shall not make alterations, additions, improvements, installations, painting projects, structural modifications, or fixture replacements without Landlord's prior written consent.

Unless otherwise agreed in writing, all approved improvements shall become part of the Premises upon installation and shall remain with the property at the end of the tenancy.

11. Pets

No pets shall be kept on the Premises without Landlord's prior written consent.

If consent is granted, Tenant shall remain responsible for all pet-related damage, cleaning costs, and disturbances caused by the animal.

12. Landlord Access

Landlord may enter the Premises for legitimate purposes including inspection, maintenance, repairs, improvements, showing the Premises to prospective tenants, purchasers, lenders, or contractors, and responding to emergencies.

Except in emergencies or where otherwise permitted by law, Landlord shall provide reasonable notice before entering the Premises.

13. Tenant Conduct

Tenant shall:

- Comply with all applicable laws;
- Respect neighboring residents and common areas;
- Properly dispose of waste;
- Maintain smoke detectors and safety devices as required;
- Avoid activities that increase the risk of fire or property damage; and
- Promptly report unsafe conditions.

14. Assignment and Subletting

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

Any unauthorized assignment or sublease shall constitute a material breach of this Agreement.

15. Insurance

Tenant is encouraged to obtain renter's insurance covering personal property, personal liability, temporary living expenses, and other desired protections.

Landlord's insurance does not generally protect Tenant's personal belongings.

16. Default

Tenant shall be in default if Tenant:

- Fails to pay rent when due;
- Violates a material provision of this Agreement;
- Causes substantial property damage;
- Uses the Premises for unlawful purposes; or
- Abandons the Premises.

Upon default, Landlord may exercise available contractual and legal remedies.

17. Termination

Either Party may terminate this Agreement in accordance with its terms and applicable law.

Landlord may terminate the tenancy for material breach, nonpayment of rent, unlawful use of the Premises, substantial property damage, or other legally recognized grounds.

Tenant may terminate the tenancy upon expiration of the lease term or as otherwise permitted by this Agreement or applicable law.

Upon termination:

- Tenant shall vacate and surrender possession of the Premises;
- Tenant shall remove personal property;
- Outstanding obligations shall remain enforceable; and
- Any lawful deductions may be made from the security deposit.

Obligations that by their nature are intended to survive termination shall remain in effect after the tenancy ends.

18. Abandonment

If Tenant vacates the Premises before expiration of the lease term without proper notice or otherwise abandons the Premises, Landlord may take reasonable actions consistent with applicable law to secure, re-rent, and protect the property.

Tenant shall remain responsible for obligations accrued before lawful termination of the tenancy.

19. Notices

All notices required under this Agreement shall be in writing and delivered by personal delivery, recognized courier service, certified mail, electronic transmission where permitted, or any other agreed method. Notices shall be sent to the addresses indicated in the first page of this Agreement. A Party may update its notice address by providing written notice to the other Party.

20. Governing Law and Dispute Resolution

This Agreement shall be governed by and interpreted in accordance with the laws of the State of New Jersey.

The Parties shall attempt in good faith to resolve disputes through discussion and negotiation before initiating formal legal proceedings.

Nothing in this clause limits either Party's right to seek urgent relief from a court of competent jurisdiction where necessary.

21. Entire Agreement

This Agreement constitutes the entire understanding between the Parties concerning the lease of the Premises and supersedes all prior discussions, negotiations, representations, and agreements relating to the subject matter.

22. Amendments

Any amendment, modification, or supplement to this Agreement shall be in writing and signed by both Parties.

23. Severability

If any provision of this Agreement is determined to be unenforceable, the remaining provisions shall continue in full force and effect to the maximum extent permitted by law.

24. Waiver

Failure by either Party to enforce any provision of this Agreement shall not constitute a waiver of future enforcement of that provision or any other provision.

25. Binding Effect

This Agreement shall be binding upon and inure to the benefit of the Parties and their respective permitted successors and assigns.

26. Signatures

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

Landlord

Name

Date

Signature

Tenant

Name

Date

Signature



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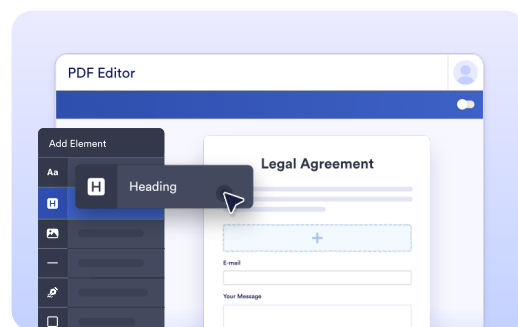
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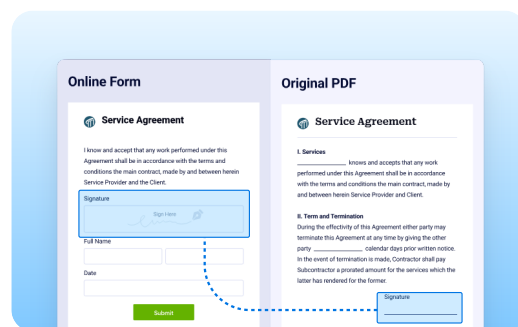
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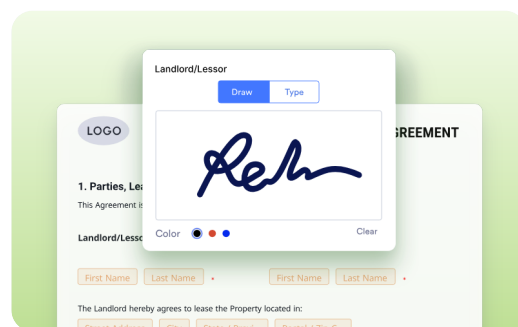
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