

# Ohio Lease Agreement

This **LEASE AGREEMENT** (the "**Lease**" or the "**Agreement**" hereinafter) is executed by and between:

\_\_\_\_\_ (hereinafter referred to as "**Landlord**"), resident at \_\_\_\_\_

and

\_\_\_\_\_ (hereinafter referred to as "**Tenant**"), resident at \_\_\_\_\_

(individually the "**Party**" and collectively the "**Parties**")

**IN CONSIDERATION OF** the foregoing premise that the Landlord leasing a property to the Tenant, the Parties agree as follows:

**Leased Property.** The Landlord agrees to rent to the Tenant the property which is a \_\_\_\_\_, located at \_\_\_\_\_

\_\_\_\_\_ (the "**Property**"), for the purpose of \_\_\_\_\_.

**Lease Period.** The term of the Lease commences on \_\_\_\_\_ and shall terminate on \_\_\_\_\_.

**Termination.** The parties may terminate this Agreement at any time with a written contract. Conforming to the applicable legislation of the State of Ohio, any termination intended by any party in this Lease must properly be complied with by the parties.

**Rent.** The Tenant and the Landlord mutually agree that the monthly rent for the property shall be \_\_\_\_\_, shall be paid on every \_\_\_\_\_ of the month, by \_\_\_\_\_.

**Late Payment.** In case of delay in payments or payments made after 15 days from the due date shall be charged an additional amount of \_\_\_\_\_%.

**Security Deposit.** As the Security Deposit, \_\_\_\_\_ shall be given by the Tenant to the Landlord for the Landlord's possession during the effectivity of this Agreement. The Landlord shall hold the Security Deposit at an interest-bearing account that shall be devoted to the security deposit, which the bank shall be disclosed to the Tenant upon the opening of the account. The Landlord shall return the amount at the termination of this Lease, after deductions as provided in this agreement. Deductions shall not be made for damages due to reasonable wear and tear or extraordinary damages by which the Tenant is not at fault.

**Inspection.** At the beginning and termination of this lease, the parties will sign a dated inspection report that shall determine the details and status of the premises. During the term of Agreement, the Landlord may inspect the property provided that a notice shall be given by the Landlord to the Tenant \_\_\_\_\_ earlier.

**Improvements.** Any intended improvements over the leased property shall be coursed through with the Landlord for consent prior to the commencement of the project.

**Utilities.** The Tenant shall pay the utilities such as gas, water, power, and other utility services supplying for the use of the Leased Property.

**Governing Law.** This Lease shall be construed in accordance with the governing laws of the State of Ohio, United States.

**Separability Clause.** In case of invalidity of the provisions of this agreement be held by a competent court, such invalidity shall affect solely the said provision and shall not affect the remaining provisions.

**Amendment and Modifications.** No amendments to the terms found herein shall be considered to have been made unless the parties to this agreement execute it in writing and signed by the parties.

**Subletting.** Tenant shall not sublet, assign, or transfer any part of the leased premises without prior written consent from Landlord. Any approved sublease must comply with the terms of this lease, and Tenant remains fully responsible for all lease obligations, including rent payments and property condition, throughout the subtenancy period. Unauthorized subletting is grounds for lease termination.

**Non-waiver.** Any waiver of any party shall not be considered unless such a waiver has been expressly made in writing and signed by the party.

**Counterparts.** This Agreement may form in multiple electronic or hardcopy counterparts which may be executed by the parties separately, however, when combined shall be considered to be one and the same contract.

**Damage.** Any damage to the property caused by the Tenant, the Tenant's guests, family, and other relatives, shall be accountable to the Tenant. The Landlord may have the right to terminate the Lease Agreement for reasonable and just causes due to the damages incurred.

**Maintenance.** The Tenant shall be responsible for maintaining the premises and promptly repair damages in the property. The Tenant shall notify the Landlord immediately of any damage in the property which may interfere with the property's normal use.

**Abandonment.** The Tenant shall be considered to have abandoned the property if in case the property becomes unoccupied for \_\_\_\_\_ consecutive days.

**Disputes.** Any dispute, claim, or controversy that arise from this agreement, or any breach thereof, shall be settled or be resolved in the method of \_\_\_\_\_, if cannot be resolved amicably.

**Relativity.** This Lease Agreement and all the provisions herein shall be binding and shall inure the benefit of the heirs, assigns, successors, administrators, and executors of the parties hereto, except as otherwise provided herein.

**Notices and Concerns.** The tenant may send an email to the Landlord via email at \_\_\_\_\_, or by phone at \_\_\_\_\_. Written notices, letters, and other documents pertaining to that may need the attention of the Landlord may be sent to the address of the Landlord indicated in the first page of this Agreement.

IN WITNESS WHEREOF, the parties to this agreement have set their hands and signed this agreement on the \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_.

**Landlord**

**Name**

**Date**

**Signature**

\_\_\_\_\_

**Tenant**

**Name**

**Date**

**Signature**

\_\_\_\_\_



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