

Rental Agreement, Utah

1. Parties

This **Residential Rental Agreement** ("**Agreement**") is made on _____ between the parties below:

Landlord

Tenant

Landlord and Tenant may each be referred to as a "**Party**" and together as the "**Parties.**"

2. Premises

Landlord rents to Tenant the residential premises located at:

Item	Description
Street Address	
Unit Number	
City, State, ZIP Code	
Parking	
Storage or Other Included Areas	

The Premises may be used only as Tenant's primary residence. The following individuals are authorized to occupy the Premises: _____. No additional occupant may live at the Premises without Landlord's prior written consent.

3. Term

The tenancy begins on _____ and ends on _____ ("**Term**"). Tenant must surrender possession of the Premises by _____ on the final day of the Term unless the Parties sign a written renewal agreement.

If Tenant remains in possession after the Term with Landlord's consent and without a new written agreement, the tenancy becomes month-to-month under the terms of this Agreement, except that either Party may terminate the month-to-month tenancy by providing the notice required by Utah law.

4. Rent

Tenant shall pay rent of \$_____ per month, due in advance on the _____ day of each month. The first rent payment is due on _____.

Rent must be paid by _____ to _____. Tenant shall not withhold or offset rent except as permitted by applicable law.

If rent is not received by _____, Tenant shall pay a late fee of \$_____. The late fee must not exceed the greater of 10% of the agreed monthly rent or \$75, as permitted by Utah law.

5. Security Deposit

Upon signing this Agreement, Tenant shall pay a security deposit of \$_____ ("**Deposit**"). Landlord may apply the Deposit to unpaid rent, damage beyond ordinary wear and tear, cleaning, and other costs or fees allowed by this Agreement and applicable law.

Within 30 days after Tenant vacates and returns possession of the Premises, Landlord shall deliver or send Tenant the remaining Deposit and prepaid rent, if any, along with a written itemization of deductions. Tenant shall provide Landlord with a forwarding address before or when vacating.

The Deposit is not a substitute for the final month's rent.

6. Utilities and Charges

Tenant is responsible for the following utilities and services:

Tenant shall timely establish and maintain utility accounts for which Tenant is responsible. Any fixed or use-based non-rent charge must be stated in this Agreement.

7. Condition, Inventory, and Maintenance

Before Tenant takes possession, Landlord shall provide an inventory of the Premises, a move-in condition form, or an opportunity for Tenant to conduct a walkthrough inspection. Tenant shall complete and return any condition form by _____.

Landlord shall maintain the Premises in a condition fit for human habitation and comply with Landlord's duties under Utah law, including maintaining required electrical, plumbing, heating, hot and cold water, and other systems or appliances that Landlord has agreed to provide.

Tenant shall keep the Premises clean and safe; promptly notify Landlord of needed repairs, water leaks, damage, or unsafe conditions; dispose of waste properly; use fixtures and appliances reasonably; and avoid damaging the Premises. Tenant is responsible for damage caused by Tenant, occupants, guests, or pets, excluding ordinary wear and tear.

8. Repairs and Entry

Tenant shall submit repair requests to _____. In an emergency that threatens life or property, Tenant shall first contact emergency services if appropriate and then notify Landlord as soon as practicable.

Except in an emergency, Landlord shall provide at least 24 hours' notice before entering the Premises, unless Tenant agrees otherwise. Landlord may enter at reasonable times to inspect, make repairs, supply agreed services, show the Premises to prospective tenants or purchasers, or address an emergency.

9. Use of Premises

Tenant shall use the Premises only for lawful residential purposes. Tenant shall not engage in illegal activity, create a nuisance, disturb neighbors' peaceful enjoyment, or use the Premises for commercial activity without Landlord's written consent.

Smoking or vaping is _____ at the Premises. If permitted, it is allowed only in _____.

Tenant shall not alter locks, install fixtures, paint, make structural changes, or otherwise alter the Premises without Landlord's prior written consent. Any approved alteration becomes Landlord's property unless the Parties agree otherwise in writing.

10. Pets

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

Approved pets: _____.

Tenant shall pay a pet fee or pet deposit of \$_____, if permitted by law and stated here. Tenant remains responsible for all pet-related damage, cleaning, injury, and nuisance caused by an animal at the Premises.

11. Assignment and Subletting

Tenant shall not assign this Agreement, sublet any part of the Premises, list the Premises for short-term rental, or allow any person not named in this Agreement to occupy the Premises without Landlord's prior written consent.

12. Rules and Regulations

Tenant shall comply with the written rules and regulations provided by Landlord, including any community, parking, waste disposal, and common-area rules. Landlord shall provide Tenant with a copy of all applicable rules at or before the beginning of the tenancy.

13. Default and Remedies

Tenant is in default if Tenant fails to pay rent or other charges when due, materially breaches this Agreement, causes substantial damage, permits unauthorized occupancy, or violates applicable law.

Landlord may enforce this Agreement and pursue remedies permitted by Utah law after providing any notice and opportunity to cure required by law. Landlord may not remove Tenant, change locks, shut off utilities, or take possession of the Premises except through lawful process.

Tenant may exercise remedies for a deficient condition only as permitted by Utah law. Nothing in this Agreement limits either Party's rights or obligations that cannot legally be waived.

14. Early Termination

Tenant may end this Agreement before the end of the Term only by written agreement with Landlord, as otherwise stated in this Agreement, or as permitted by applicable law.

If Tenant vacates early without a legal or contractual right to do so, Tenant remains responsible for rent and other lawful charges until the Premises is re-rented or the Term ends, subject to Landlord's legal duty to mitigate damages where applicable.

A Tenant who qualifies for statutory protections as a victim of domestic violence may have rights to request new locks or terminate future obligations under the Agreement by following the notice, documentation, timing, and payment requirements set by Utah law.

15. Casualty and Uninhabitability

If the Premises are materially damaged by fire, flood, or another casualty not caused by Tenant and become uninhabitable, either Party may terminate this Agreement by written notice unless the Parties agree in writing to repair and continue the tenancy. Rent shall be adjusted as required by applicable law for any period Tenant cannot reasonably occupy the Premises.

16. Notices

All notices under this Agreement must be in writing and delivered personally, sent by certified mail, or sent by another method allowed by applicable law. Notices to Landlord shall be sent to the address listed in the Parties clause. Notices to Tenant shall be sent to the Premises unless Tenant provides another written address.

17. Lead-Based Paint Disclosure

If the Premises were built before 1978, Landlord shall provide Tenant with the federally required lead-based paint disclosure and any available reports or records concerning lead-based paint or lead-based paint hazards before Tenant signs this Agreement.

18. Governing Law and Venue

Utah law governs this Agreement. Any legal action arising from this Agreement shall be brought in a court with proper jurisdiction over the county where the Premises are located, unless applicable law requires otherwise.

19. Entire Agreement and Amendments

This Agreement, together with any signed addenda, rules, and required disclosures, is the complete agreement between the Parties regarding the Premises. Any amendment must be in writing and signed by both Parties, except where applicable law permits a change by notice.

If any provision is unenforceable, the remaining provisions remain effective to the extent permitted by law. A Party’s failure to enforce a provision on one occasion does not waive the right to enforce it later.

20. Acknowledgment

By signing, the Parties acknowledge that they have read, understand, and agree to this Agreement. Tenant acknowledges receipt of an executed copy of this Agreement and all applicable rules and disclosures.

Signatures

Landlord

Name

Date

Signature

Tenant

Name

Date

Signature



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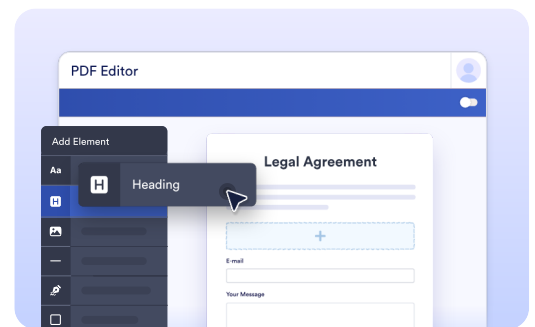
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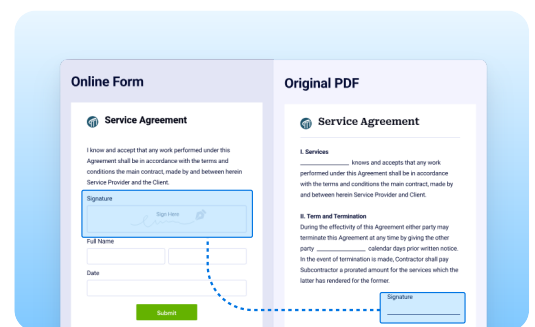
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