

# Wyoming Lease Agreement

## I. Parties

The Parties to this **Wyoming Lease Agreement** ("**Agreement**" hereinafter) has been signed by and between the following parties;

**Lessor**

**Lessee**

## II. Lease Duration

The terms of this tenancy shall commence on \_\_\_\_\_ and end on \_\_\_\_\_ . The lease will be for a total of \_\_\_\_\_ .

## III. Rent and Charges

Lessee agrees to pay \_\_\_\_\_ per month for rent.

Lessee agrees to pay the total amount of \_\_\_\_\_ for security and cleaning deposit , to be held by Lessor during the term of this lease to secure payment of rent and other monies owed by Lessee pursuant to this Agreement.

This amount shall be paid on the date of the signing of this Agreement and shall be refunded at the end of the lease if the Lessee does not cause any damage to the premises.

This security deposit shall not be construed as advance payment of rent for any month of the lease term.

## IV. Termination

The failure by Lessee to perform any obligation under this Agreement shall constitute a default. In the event of default, Lessor may, at Lessor's election, terminate this lease. Failure by Lessor to exercise the right of termination or any other right of enforcement shall not constitute a waiver of Lessor's ability to do so. Upon termination, of this lease, Lessee agrees to immediately surrender possession to Lessor; However, Lessee shall not be released from any obligations to make payment of existing or future rent, damages due or to become due.

## **V. Utilities**

The Lessee shall pay for and have connected water, gas, electricity, and all other services supplied to said premises. If Lessee fails to have connected or to pay for water, gas, electricity or other services provided to the premises, then Lessee shall pay to the Lessor - in addition to the actual billed amounts for such services - the sum of \_\_\_\_\_ (as a separate and additional charge) on the 1st day of each successive month for failure in the preceding month to have such service connected or failure to pay for any such service.

## **VI. Occupancy**

Occupancy of the premises is expressly limited to only those individuals identified as Lessee herein , Lessee's spouse and minor children. Guests of the Lessee are permitted on the premises provided that such Guests do not in any way violate the term and conditions of this Agreement.

## **VII. Sub-Lease**

The Lessee agrees and undertakes that he/she will not sub-let said premises or any part thereof nor assign this lease nor add or substitute any other persons without prior written consent of the Lessor. In the event that occupation of the premises should occur by anyone as a purported sub-lessee or otherwise without the prior approval of the Lessor, the Lessee shall be charged the sum of \_\_\_\_\_ for each such unauthorized or non-permitted occupant in addition to being a default under this lease.

## **VIII. Insurance**

Lessee acknowledges that he/she is responsible for obtaining insurance for fire, theft, and liability on personal possessions, family, and guests, as well as damages to other Lessees and Lessor's property as a result of Lessee's negligence. If Lessee does not provide proof of insurance, Lessor may obtain insurance at the Lessee's sole expense.

## **IX. Usage of Premises**

The Lessee shall use the premises solely for \_\_\_\_\_ purpose. The Tenant shall not use the Premises for any other purpose without the prior written consent of the Lessor.

The Lessee agrees to comply with all federal, state, and local laws applicable to the use of the Premises. The Lessee shall not engage in or permit any illegal activities on the Premises. Loud noise, odors, or hazardous materials are prohibited.

The Lessee agrees to maintain the premises and common areas in a clean, sanitary, and safe condition. The Lessee shall dispose of all trash and waste in a timely and proper manner.

## **X. Severability**

If any term, provision, covenant, or condition of this agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provision shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

## **XI. Governing Law and Dispute Resolution**

This Lease Agreement shall be governed by and construed in accordance with the laws of the State of Wyoming. The parties agree that the laws of the State of Wyoming shall apply to all matters arising out of or relating to this Agreement.

Any dispute arising out of or relating to this Agreement shall be resolved by the state and federal courts located in \_\_\_\_\_. The parties hereby consent to the personal jurisdiction of such courts and waive any objections based on venue or inconvenient forum.

**Lessor**

**Name**

**Date**

**Signature**

\_\_\_\_\_

**Lessee**

**Name**

**Date**

**Signature**

\_\_\_\_\_



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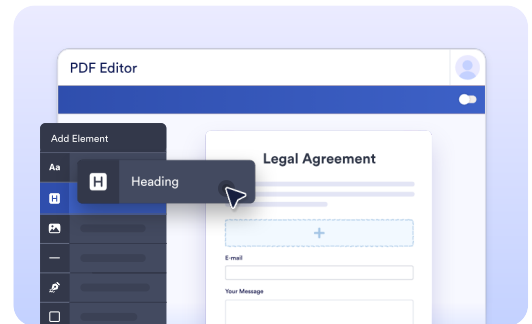
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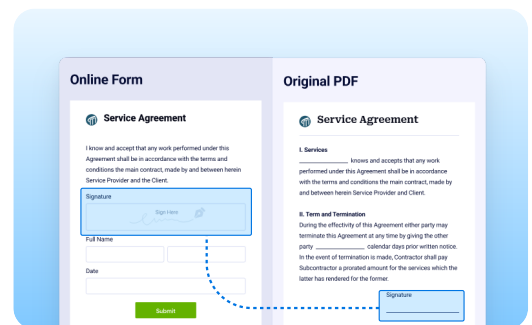
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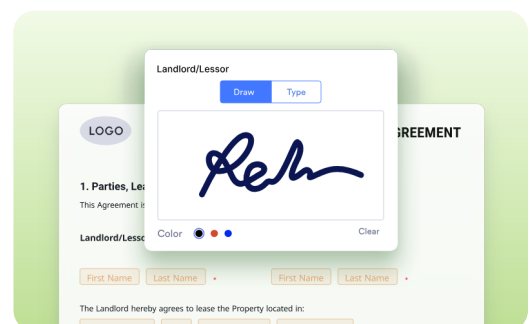
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