Residential lease agreement

Illustrative agreement with fictional parties. General draft with no governing law selected.

BETWEEN: Lantern Court Homes
(hereinafter: "**Owner**")

of the first part;

AND: Ari Reed
(hereinafter: "**Resident**")

of the second part;

The parties agree to the following terms

1. Home and term

1.1 The Owner rents Unit B at Lantern Court, including the storage locker marked B, to the Resident for use as a home.

1.2 The lease begins on 1 December 2026 and ends on 30 November 2027. The Owner will hand over the keys on the first day of the lease.

2. Rent and deposit

2.1 Monthly rent is USD 1,200, payable on the first day of each month. Rent for a partial month is due at handover and is prorated by the number of calendar days in that month.

2.2 The Resident will pay a USD 1,200 deposit at handover. Within fourteen days after the keys are returned, the Owner will return the balance and provide an itemized account of any deductions.

3. Condition and repairs

3.1 At handover the parties will record the condition of each room and the meter readings. The Resident will report leaks promptly. The Owner will arrange repairs to the building and its fixed systems.

4. Moving out

4.1 At the end of the lease the parties will inspect the home together, record any changes from the handover inventory and sign a receipt for the returned keys.

Each party will receive a signed copy of this agreement.

Signature	Signature
Owner	**Resident**
Lantern Court Homes	Ari Reed