# RESIDENTIAL LEASE AGREEMENT

New Jersey - free printable template from DepositLens (depositlens.com) - October 5, 2026

This Residential Lease Agreement (New Jersey) is made on _____ 20____, between _____ ("Landlord") and _____ ("Tenant") for the residential property at _____.

**1. TERM.** The lease runs for _____ months beginning _____ and continues month-to-month afterward unless the parties sign a renewal or a written notice to end it.

**2. RENT.** Tenant pays $_____ per month, due on the 1st, payable to Landlord. Late fees apply only as allowed by New Jersey law and only if stated in a written addendum to this lease.

**3. SECURITY DEPOSIT.** Tenant pays $_____ as a security deposit, which remains Tenant's money held against damage and unpaid costs. In New Jersey, the most a landlord may charge as a security deposit is 1.5 months' rent. It must be returned within 30 days after move-out, less lawful deductions itemized in writing.

**4. USE AND OCCUPANCY.** The property is rented for residential use only. Stays by guests beyond 14 days require Landlord's written consent. No illegal activity on the premises.

**5. MAINTENANCE AND REPAIRS.** Tenant keeps the premises clean and sanitary and reports damage promptly. Landlord maintains the structure, systems, and appliances as habitability law requires.

**6. UTILITIES.** Tenant pays all utilities and services used on the premises unless a written addendum states otherwise.

**7. ALTERATIONS.** No painting, structural changes, or alterations without Landlord's prior written consent.

**8. ENTRY.** Landlord gives at least 24 hours of written notice before entering, except in emergencies. Some New Jersey cities require more; check your state and city rules.

**9. CONDITION AND INSPECTION.** A move-in inspection report signed by both parties is attached and made part of this Agreement. Deposits may only be deducted for damage beyond normal wear and tear.

**10. GOVERNING LAW.** This Agreement is governed by the laws of New Jersey and the ordinances of the city where the property sits, whichever gives greater protection.

Landlord signature: _____ Date: _____

Tenant signature: _____ Date: _____

State-specific deposit clause inserted from the DepositLens 50-state reference. This document is general information, not legal advice - have an attorney review significant agreements.