RESIDENTIAL LEASE AGREEMENT

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

This Residential Lease Agreement (Pennsylvania) 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 Pennsylvania 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 Pennsylvania, the most a landlord may charge as a security deposit is 2 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 Pennsylvania 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 Pennsylvania 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.