Informational template — not legal advice.
This free Tennessee residential lease template is provided for general informational and educational use. Honestkey is not a law firm and does not provide legal advice. Landlord-tenant law changes and varies by city and situation; a template cannot cover every case. Before you use this document, have it reviewed by a licensed attorney in Tennessee and confirm every blank, amount, and required disclosure is complete and current. Using this template does not create an attorney-client relationship.

Residential Lease Agreement

State of Tennessee

Homes this form does not cover

This form was not written for manufactured or mobile homes, condominiums or co-ops, or subsidized housing.

Key terms

Home: _____

Landlord: _____

Tenant: _____

Term: From _____ to _____, or month to month

Rent: $_____ a month, due on the _____ day

Security deposit: $_____

Late fee: See Late fee below

Utilities Tenant pays: _____

1. Who this lease is between

This lease is between _____ ("Landlord") and _____ ("Tenant"). If more than one person signs as Tenant, "Tenant" means each of them.

Tenant's phone: _____.

2. Owner, manager and legal papers

Landlord's mailing address is _____.

Landlord's phone number is _____.

Landlord's email is _____.

Who owns the home (tick one):

☐ Landlord signs this lease as property manager or agent for the owner: _____, _____.

☐ Landlord owns the home.

The person who accepts notices and legal papers for Landlord is _____, at

_____. Landlord will tell Tenant in writing if any of these details change.

3. Emergency and repairs contact

In an emergency, call 911 first if anyone is in danger. The emergency contact for an urgent problem with the home, such as a burst pipe or no heat in cold weather, is _____, at any hour.

Send repair requests to _____.

4. Who lives in the home

The people who sign as Tenant and these other people may live in the home: _____. No more than _____ people may live in the home.

A child born to, adopted by or placed with Tenant during this lease may live in the home. Tenant will tell Landlord so this list stays correct.

5. The home

Landlord rents to Tenant the home at _____, in Tennessee (the "Home"). Tenant may also use any shared areas of the property that are meant for tenants, such as hallways, laundry rooms and yards, subject to the rules in this lease.

6. How long this lease lasts

Length of this lease (tick one):

☐ This lease starts on _____ and ends on _____.

☐ This lease starts on _____ and continues month to month until one side ends it as this lease describes.

If the Home is not ready for Tenant on the start date, Tenant owes no rent until it is. If it is still not ready 7 days after the start date, Tenant may cancel this lease in writing and get back everything Tenant has paid. Tenant keeps any other right the law gives in this situation.

7. When the term ends

When the fixed term ends (tick one):

☐ When the term ends, this lease continues month to month on the same terms unless either side has given the notice this lease requires.

☐ This lease ends on the end date and Tenant will move out by that day.

☐ This lease ends on the end date unless both sides sign a renewal.

If Tenant stays after this lease has ended without Landlord's agreement, Tenant owes rent for each day of the stay at this lease's daily rate, and Landlord may use the process the law allows to regain the Home.

8. Rent

Rent is $_____ a month, due in advance on the _____ day of each month. Tenant does not need a reminder to pay it.

If the due day is a Saturday, Sunday or legal holiday, rent received on the next business day is on time.

Pay rent to _____ at _____.

9. How to pay

Tenant may pay rent by:_____.

Paying online (tick one):

☐ Rent cannot be paid online.

☐ Tenant may pay rent online with no fee.

☐ Tenant may pay rent online. Paying online is optional, and the fee of_____ applies only to a payment Tenant chooses to make that way. It is not part of the rent.

10. First month's rent

If this lease starts after the first day of a month, the first payment covers only the days from the start date to the end of that month: $_____. If no amount is written here, the full rent is due from the start.

11. Late fee

If rent is not received within _____ days after the due date, Tenant owes a late fee of _____. The fee is charged once for each late payment and is never added to another late fee. No late fee is owed on rent Tenant lawfully withholds. If no amount is written here, no late fee is charged.

☐ Landlord may charge a fee for late rent only after a grace period of five days. The grace period starts on the day rent was due and counts that day as the first day. If the last day of the grace period is a Sunday or a legal holiday, Landlord will not charge a late fee as long as Tenant pays the rent on the next business day. If a shorter grace period is written above, this five-day grace period applies instead. Any charge or fee for the late payment of rent, however described, will not be more than 10 percent of the amount of rent past due.

12. Returned payments

If a check or other payment is returned unpaid, Tenant owes a returned-payment fee of $_____, and still owes the payment itself. If no amount is written here, no returned-payment fee is charged.

If a check, draft or order is not paid by the bank because there is no account or not enough money in the account, or because the signature is incorrect or not enough, the returned-payment fee will not be more than $30.

13. Partial payments

Partial payments (tick one):

☐ Landlord does not have to accept less than the full amount due. There is no charge for offering a partial payment.

☐ Landlord accepts partial payments, with no extra charge. Tenant still owes the rest by the due date.

A payment goes first to the oldest rent owed, then to other amounts owed. Accepting a partial payment does not cancel what is still owed, and does not give up any right unless Landlord agrees in writing or the law says otherwise.

14. Other fees

Any other fee is listed here, with what it is for. If nothing is written here, this lease requires no other fee.

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable

It is for: _____

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

15. What is due at move-in

Due before Tenant moves in. If no amount is written on a line, nothing is due for it.

First month's rent: $_____

Security deposit: $_____

Pet deposit: $_____

Key deposit: $_____

Last month's rent paid up front: $_____

Other: $_____

Total due at move-in: $_____

16. Security deposit

Tenant pays a security deposit of $_____. It remains Tenant's money, held against what Tenant may owe at the end of this lease. It is not rent, and Tenant may not use it as the last month's rent unless Landlord agrees in writing.

Landlord may keep from the deposit only what the law allows, which can include unpaid rent, the cost of repairing damage beyond normal wear and tear, and reasonable cleaning needed to return the Home to its move-in condition, apart from normal wear and tear.

Tenant gets back the rest. To speed that up, Tenant should give Landlord a forwarding address in writing when moving out. Any other deposit this lease lists is handled the same way. Where the law limits deposits, it may count toward that limit.

☐ Landlord may not keep any part of the deposit if both of these are true: the deposit was not kept in the account described above, and Landlord did not give Tenant the list of damages described in the move-out inspection paragraph in the Tennessee terms of this lease.

☐ If Tenant moves out owing rent or other amounts, Landlord may use the deposit to pay what is owed. If Tenant moves out owing no rent and a refund is due, Landlord will send Tenant a notice of the amount of the refund to Tenant's last known or reasonably determinable address. If Landlord has not heard from Tenant within 60 days after sending that notice, Landlord may keep the refund, and Tenant and anyone claiming for Tenant give up any claim to it.

☐ Landlord may also charge Tenant for the cost of any extra physical damage to the Home that Landlord finds after the move-out inspection, but only if Landlord finds it before the earlier of 30 days after Tenant moved out or abandoned the Home, or 7 days after a new tenant takes possession.

☐ Landlord will return what is left of the deposit, with a written list of any deductions, as Tennessee law requires.

17. Where the deposit is held

☐ Landlord will keep every tenant's security deposit in an account used only for that purpose, in a bank or other lending institution regulated by the state or by an agency of the United States government. The deposit is held at: _____, _____. Landlord has told Tenant where the account is, at the time Tenant signed this lease and paid the deposit. Landlord does not have to give Tenant the account number.

☐ Landlord will hold and account for the deposit as Tennessee law requires.

18. Rent increases

During a fixed term, rent stays the same unless both sides agree in writing.

In a month-to-month tenancy, or at renewal, Landlord may raise the rent only by giving Tenant written notice before the new rent starts, and at least as far ahead as any period the law sets.

19. Using the home

The Home is Tenant's private home. Quiet work from home that brings no customers, signs or extra traffic is fine. Any other business use needs Landlord's written agreement.

20. Guests

Guests are welcome. A guest who stays more than _____ days in a row becomes someone who lives in the Home, and needs Landlord's written agreement first, which will not be unreasonably refused. Tenant is responsible for how guests behave and for any damage they cause.

21. Subletting and transfer

Tenant may not sublet the Home or transfer this lease without Landlord's written agreement. Landlord will consider each request fairly and answer in writing within a reasonable time.

22. Short-term rentals

Tenant may not rent out the Home or any room for short stays, through a listing site or otherwise, without Landlord's written agreement.

23. Everyone is responsible together

Each person who signs as Tenant is responsible for all of what this lease requires, including the whole rent, and not only a share. Landlord may ask any one of them, or all of them, for what is owed. This does not take away any right the law gives a person to leave a lease early, or to be released from it.

24. Pets

Pets (tick one):

☐ No pets may live in or visit the Home without Landlord's written agreement.

☐ These pets may live in the Home: _____. Tenant will keep them under control, clean up after them and pay for any damage they cause beyond normal wear and tear.

If pets are allowed: the pet deposit is $_____ and pet rent is $_____ a month. If no amount is written here, none is charged. A pet deposit is handled like the security deposit. Where the law limits deposits, it may count toward that limit.

25. Assistance animals

An assistance animal for a person with a disability is not a pet. The pet rules, pet deposits and pet rent do not apply to it, though Tenant may be responsible for damage it causes, as the law provides. Landlord will consider requests as fair-housing law requires.

26. Smoking and vaping

Smoking and vaping (tick one):

☐ No one may smoke or vape anything inside the Home, on its balconies or patios, or in shared indoor areas.

☐ Smoking and vaping are allowed inside the Home. They are not allowed in shared indoor areas. Tenant pays for any damage beyond normal wear and tear, including burns and lasting odor.

27. Parking and vehicles

Parking (tick one):

☐ No parking comes with this lease.

☐ This parking comes with the Home: _____. Vehicles parked there must be in working order and legally registered. A vehicle may be towed only as the law allows.

28. Storage

☐ This storage comes with the Home: _____. Tenant may not keep anything dangerous there.

29. Keys and locks

At move-in Tenant receives:_____. Tenant returns all keys at move-out.

Tenant will not change or add a lock without Landlord's written agreement, unless the law gives Tenant the right to, and will give Landlord a key to any new lock unless the law says otherwise.

If Tenant loses a key, or asks to be let in, the charge for that help is_____. If no amount is written here, there is no charge.

Except through the eviction process the law provides, Landlord will not lock Tenant out, remove doors or belongings, or shut off a utility to make Tenant leave or pay.

30. House rules

Tenant will follow any written rules Landlord has given Tenant. A rule must be fair, clear and apply to all tenants alike. A later rule that materially changes this lease needs Tenant's written agreement, unless the law allows it on notice.

Community rules (tick one):

☐ No homeowners association or community rules apply to the Home.

☐ Homeowners association or community rules apply to the Home. Landlord has given Tenant a copy, and Tenant will follow them.

☐ A house rule binds Tenant only if Landlord gave Tenant notice of it when Tenant signed this lease. A rule adopted later binds Tenant if Landlord gives Tenant reasonable notice of it and it does not substantially change this lease. A rule must also be meant to promote the convenience, safety or welfare of the tenants, to protect Landlord's property from abusive use, or to share services and facilities fairly among the tenants, and it must

not be meant to avoid Landlord's duties.

31. Changes to the Home

Tenant needs Landlord's written agreement before painting, or making any lasting change to the Home. Small nail holes for pictures are normal wear and tear. A Tenant with a disability may ask to make a change the person needs, as fair-housing law allows.

32. Respect for neighbors

Tenant, Tenant's household and guests will not disturb neighbors' peaceful enjoyment of their homes, make the property unsafe or use the property for anything illegal.

33. Move-in condition record

☐ Before Tenant moves in, Landlord and Tenant will do a move-in inspection and sign the attached Move-in Condition Record, a move-in checklist of the condition of the Home and everything Landlord provides in it.

☐ Before Tenant moves in, Landlord and Tenant will do a move-in inspection and sign the inspection report, a move-in checklist of the condition of the Home and everything Landlord provides in it. The signed report is part of this lease.

Each keeps a copy. Tenant may add anything found in the first 7 days by writing to Landlord. The record is used at move-out to tell damage from what was already there.

34. What Landlord takes care of

Landlord will keep the Home fit to live in, as the law requires: its structure, roof, doors and windows; its plumbing, electricity, heating and hot water; anything else Landlord provides in it; and any shared areas.

Tenant does not pay for repairs that are Landlord's duty, unless Tenant, someone in Tenant's household or a guest caused the problem through a deliberate or careless act, and the law allows the charge.

35. What Tenant takes care of

Tenant will keep the Home clean and safe, put out trash and recycling, use its fixtures and appliances properly, and promptly report anything that needs repair. Tenant pays to fix damage beyond normal wear and tear caused by Tenant, Tenant's household or guests.

36. How to ask for a repair

Tenant should ask for repairs in writing, by message or email, to the contact named above, and by phone in an emergency. Landlord will respond within a reasonable time, and sooner when health or safety is at stake. Nothing here takes away a right the law gives Tenant if a repair is not made.

37. Reporting a problem to the authorities

Tenant may report a nuisance, or code violations of a building, safety or health code, to the local government office that handles them, or to the police if it is a crime.

Landlord will not retaliate against Tenant for making a report in good faith.

38. Smoke and carbon monoxide alarms

The Home has working smoke alarms and, where the law requires them, carbon monoxide alarms. Tenant will test them regularly, leave them connected and tell Landlord at once if one is not working.

39. Appliances and furnishings

These come with the Home: _____. Landlord repairs them unless Tenant, Tenant's household or a guest caused the damage.

40. Pests and bed bugs

Tenant will keep the Home clean, tell Landlord promptly about any sign of pests or bed bugs, and cooperate with treatment. Landlord will deal with pests as the law requires, and Tenant pays only where Tenant's household or guests caused the problem and the law allows the charge.

41. Mold and moisture

Tenant will use fans and open windows to control moisture, wipe up water promptly and tell Landlord promptly about any leak or mold. Landlord will fix leaks and the moisture problems that are Landlord's duty.

42. Utilities and services

Tenant pays for these utilities:_____. Landlord pays for these utilities: _____.

These services come with the rent: _____.

Tenant will open any account in Tenant's own name that Tenant is responsible for, and keep it paid, so that service is not cut off.

43. Yard and snow

Yard and snow, for a house (tick one):

☐ Tenant takes care of the yard and clears snow and ice from the Home's walkways.

☐ Landlord takes care of the yard and clears snow and ice from the Home's walkways.

44. Renters insurance

Renters insurance (tick one):

☐ This lease does not require renters insurance, and Landlord recommends it. Landlord's insurance does not cover Tenant's belongings.

☐ Tenant will carry renters insurance with at least $_____ of liability coverage and show proof when asked. Landlord's insurance does not cover Tenant's belongings.

Landlord is not responsible for, and will not provide, fire or casualty insurance for Tenant's personal property.

45. Belongings and responsibility for harm

Landlord does not insure Tenant's belongings. Nothing in this lease excuses Landlord, Landlord's agents or employees, or Tenant from responsibility for negligent or wrongful acts, or for anything else the law makes them responsible for.

46. Fire or other damage to the Home

☐ If fire or another casualty damages the Home or the property so much that Tenant's use of the Home is substantially impaired, Tenant may move out at once and will notify Landlord in writing within 14 days after that of Tenant's intention to end this lease. This lease then ends on the date Tenant moves out. If restoring the Home to its undamaged condition requires Tenant to move out, Landlord may end this lease within 14 days

after giving Tenant written notice. If this lease ends, Landlord will return all prepaid rent and any security deposit Tenant is entitled to get back. Rent is counted up to the date Tenant returns the keys or actually moves out, whichever is earlier.

If the Home is destroyed or so damaged by the elements or any other cause that it cannot be lived in, and the damage did not happen through Tenant's fault or neglect, Tenant may give up possession and will owe no rent for the time after that. This lease contains no written agreement to the contrary.

47. When Landlord may enter

☐ Landlord may enter the Home for the reasons the law allows, such as to inspect it, make repairs or agreed improvements, or show it to buyers, new tenants, lenders or workers, and will not use entry to harass Tenant.

☐ Tenant will not unreasonably refuse consent for Landlord to enter the Home to inspect it, make necessary or agreed repairs, decorations, alterations or improvements, supply necessary or agreed services, or show it to actual or prospective buyers, mortgage lenders, workers or contractors. Landlord may enter without Tenant's consent in an emergency, which is a sudden, generally unexpected event that calls for immediate action. If a utility has been turned off through no fault of Landlord, Landlord may enter to inspect for damage and make necessary repairs of damage from the lack of the utility. Landlord will not abuse this right of entry or use it to harass Tenant.

☐ During the last 30 days of this lease, Landlord may show the Home to prospective new tenants, after giving Tenant at least 24 hours' notice before each entry. Landlord has no other right to enter the Home, except by court order, as this paragraph and Tennessee law allow, if Tenant has abandoned or surrendered the Home, or if Tenant is deceased, incapacitated or incarcerated. During any absence of Tenant of more than seven days, Landlord may enter the Home at times reasonably necessary.

☐ Except in an emergency, Landlord will enter only at reasonable times and after reasonable notice.

48. Showing the Home

When the Home is for sale, or this lease is ending, Landlord may show it to buyers or new tenants under the entry rules above, and may put up a sign if the law allows.

49. Giving notice to move out

☐ Either Landlord or Tenant may end a month-to-month tenancy by giving the other a written notice at least 30 days before the periodic rental date named in the notice. Either may end a week-to-week tenancy by giving the other a written notice at least 10 days before the termination date named in the notice.

☐ To end a month-to-month tenancy, either side gives the other written notice for as long ahead as Tennessee law requires.

A notice must be in writing and say the date the tenancy ends.

50. Leaving early

☐ Tenant may end this lease early by giving_____ days' written notice and paying _____. Once Tenant has done that and moved out, Tenant owes no more rent after the date in the notice.

If Tenant moves out early with no right to, Tenant owes rent until the Home is rented to someone else or the term ends, whichever comes first. Landlord will make reasonable efforts to rent the Home again, and Tenant also owes the reasonable cost of doing so, if the law allows it.

51. Military service

A Tenant who joins the military, or who is on active duty and receives orders for a permanent change of station or a deployment of 90 days or more, may end this lease early under the federal Servicemembers Civil Relief Act, by giving Landlord written notice and a copy of the orders. The Act also covers a servicemember's household in some cases. Landlord may not charge an early-termination fee for using this right.

52. Safety, and other rights to leave early

Whatever this lease says, a Tenant who is, or whose household member is, a victim of domestic abuse, sexual assault or stalking, as Tennessee law defines those terms, whether the victim is an adult or a child, may end this lease and move out without owing future rent or an early-termination fee. A household member is a member of Tenant's family who lives in the same household as Tenant. To use this right, Tenant gives Landlord a written notice that says Tenant or a household member is such a victim and asks to be released from this lease; a release date within the next 30 days after the notice that Landlord and Tenant agree on; and either a copy of a valid order of protection issued or extended after a hearing at which the court found that Tenant or the household member is such a victim, or documentation of a criminal charge of domestic abuse, sexual assault or stalking, based on a police report showing that Tenant or the household member was subject to it. The documentation must be dated no more than 60 days before Tenant's notice. Tenant will move out within 30 days after giving the notice, or at another time Landlord and Tenant agree. Tenant still owes the rent for the full month in which the tenancy ends and what Tenant owed before it ended. This does not release any other person who signed this lease from it. Unless the law or a court requires it, Landlord will not reveal identifying information about a Tenant who ends this lease this way, such as a home or work address, a telephone number or a Social Security number, without Tenant's written consent. Landlord and Tenant cannot agree to give up or change any part of this right other than the move-out date.

Whatever this lease says, a Tenant with a physical disability who is accepted as a resident of a public housing facility may end this lease on Tenant's primary residence without a penalty and without owing rent after Tenant stops living in the Home, unless Landlord has made significant changes to the Home to meet the accessibility needs of a person with a physical disability. Tenant will show Landlord written proof of the acceptance, and Landlord will acknowledge in writing that the lease has ended. For this paragraph a person with a physical disability is a person who meets the standard in Tennessee law for being permanently and totally disabled.

53. If either side breaks this lease

If Tenant does not pay rent or breaks another term, Landlord will give Tenant the written notice the law requires, with any chance to fix the problem that the law gives. If it is not fixed, Landlord may go to court to end the tenancy and recover what is owed. Landlord will not remove Tenant or Tenant's belongings by force or by shutting off essential services, and will use only the steps the law allows, including the court process the law provides.

☐ If Tenant materially breaks this lease, Landlord may deliver a written notice that lists the acts or omissions that are the breach. If the breach can be fixed by paying rent, the cost of repairs, damages or any other amount due under this lease, the notice may say that this lease ends if the breach is not fixed within 14 days after Tenant receives the notice. Any repair Tenant makes to fix the breach must first be asked for in writing by Tenant and approved in writing by Landlord, and the notice will say so. If substantially the same breach happens again within six months, Landlord may end this lease on at least 7 days' written notice that names the breach and the date this lease ends. If the breach cannot be fixed by payment, the notice may say that this lease ends on a date at least 14 days after Tenant receives the notice.

☐ Landlord may also end this lease within three days after Tenant receives a written notice if Tenant, or anyone

on the Home with Tenant's consent, willfully or intentionally commits a violent act, behaves in a way that is or threatens to be a real and present danger to the health, safety or welfare of the life or property of other tenants or persons on the Home, creates a hazardous or unsanitary condition on the property that affects them, or, as an unauthorized subtenant or occupant, refuses to leave. That notice will describe the violation in detail and takes effect only when Tenant receives it. Tenant may go to court at once to ask for an order against the ending of the lease.

☐ If Tenant does not pay rent that is due and in arrears after Landlord demands it, or damages the Home beyond normal wear and tear (Tenant, a member of the household or a guest), Landlord may end this tenancy by giving Tenant at least 14 days' notice. If the breach can be fixed by paying or repairing and Tenant fixes it before the date in the notice, the lease does not end. If substantially the same breach happens again within six months, Landlord may end the lease on at least 14 days' written notice that names the breach and the date it ends. Unless the three-day paragraph below applies, Landlord may end this tenancy on 14 days' notice if Tenant, or anyone on the Home with Tenant's consent, willfully or intentionally commits a violent act or behaves in a way that is or threatens to be a real and present danger to the health, safety or welfare of the life or property of other tenants, Landlord, Landlord's representatives or other persons on the Home. For any other breach of this lease, Landlord will give Tenant at least 30 days' notice. These notice periods apply to a tenancy with a rental period of 14 days or longer.

☐ Landlord may end this tenancy on three days' notice if Tenant, or anyone on the Home with Tenant's consent, willfully or intentionally commits a violent act, engages in drug-related criminal activity, or behaves in a way that is or threatens to be a real and present danger to the health, safety or welfare of the life or property of other tenants, Landlord, Landlord's representatives or other persons on the Home. This three-day notice does not apply to a Tenant who is mentally or physically disabled.

☐ Landlord may end the tenancy of an unauthorized subtenant or other unauthorized occupant who refuses to leave the Home on three days' notice.

If domestic abuse, as Tennessee law defines it, is the reason a tenancy is ended, only the person who committed it may be evicted for that reason. Landlord will not evict the victim, a child under 18, or an innocent occupant solely because of the domestic abuse. The person who committed it stays responsible for all amounts due under this lease. These protections apply when the conditions in Tennessee law are met, which include a judicially granted order of protection against that person for the specific incident, a copy of which has been given to Landlord.

If Landlord breaks this lease or does not keep the Home fit to live in, Tenant has the rights and remedies the law gives. Neither side gives up a right by waiting to use it, unless the law says otherwise.

54. If Tenant leaves without notice, or leaves belongings

Landlord may treat the Home as abandoned, and deal with anything left behind, only as the law allows.

☐ Despite what this lease says about using the court process, when the Home is abandoned as described here, Landlord may re-enter it and deal with what is left in it as described here.

☐ If Tenant is away from the Home for 30 days or more without explanation and without paying rent as due, that is evidence that Tenant has abandoned the Home, and Landlord may then re-enter and take possession. If Tenant has not paid rent for 15 days past the due date, and other reasonable facts show Tenant has permanently left, such as removing substantially all belongings or ending the utility service, that is also evidence of abandonment. In that case Landlord will first post a notice at the Home and also mail it to Tenant at the Home by regular mail. The notice will say that Landlord believes Tenant has abandoned the Home; that Landlord intends to re-enter and take possession unless Tenant contacts Landlord within 10 days after the notice is posted and mailed; that if Tenant does not, Landlord intends to remove what is left in the Home and

rent it again; and that if Tenant does not reclaim those belongings within 30 days after Landlord takes possession of them, Landlord intends to dispose of them. The notice will give a telephone number and a mailing address where Landlord can be reached. If Tenant does not contact Landlord within the 10 days, Landlord may re-enter and take possession. If Tenant does contact Landlord within the 10 days and says Tenant means to stay, Landlord will end the tenancy and recover possession through the court process the law provides.

☐ When the Home is abandoned under either paragraph above, Landlord will remove Tenant's belongings and store them for at least 30 days. Tenant may reclaim them during that time. If Tenant does not, Landlord may sell or otherwise dispose of them and apply what it receives to unpaid rent, damages, storage fees, the costs of the sale and attorney's fees. Landlord will hold any balance for six months after the sale.

55. Moving out

When moving out, Tenant will remove all belongings, leave the Home clean and in the condition it was in at move-in apart from normal wear and tear, return all keys and give Landlord a forwarding address in writing. Tenant may ask to be present when Landlord inspects the Home, and Landlord will agree if it can reasonably be arranged, or as the law requires.

56. If the Home is sold

If the Home is sold, this lease stays in force. Landlord will tell Tenant in writing who the new owner is and where to pay rent, and will transfer the deposit as the law requires.

57. Attorney fees

☐ If Tenant breaks this lease or does not pay rent, Landlord may recover reasonable attorney's fees, if the court awards them. If Landlord does not follow this lease or the law, Tenant may recover reasonable attorney's fees where Tennessee law allows them, if the court awards them, after giving Landlord any notice that Tennessee law requires.

☐ If Landlord and Tenant go to court over this lease, the side that wins may recover reasonable attorney fees and court costs, if the court awards them.

58. How notices are given

A notice under this lease must be in writing and delivered by hand, or sent by mail, to Tenant at the Home and to Landlord at the address for notices above. Email or text counts only if both sides have agreed to it in writing and the law allows it. Legal papers are served as the law requires.

59. The whole agreement

This lease and its attachments are the whole agreement. Changes must be in writing and signed by both sides. If any part conflicts with the law, the law controls, and the rest of this lease still applies. Nothing in this lease takes away a right that the law says cannot be given up.

60. Which law applies

Tennessee law and any local law that applies to the Home govern this lease.

61. Fair housing

Landlord does not discriminate on any basis the law forbids, including race, color, religion, sex, disability, familial status or national origin. A Tenant with a disability may ask for a reasonable change in rules, services or

the Home that the person needs, as fair-housing law provides, by writing to the contact for notices.

62. Signing electronically

Both sides may sign this lease electronically, and an electronic signature counts the same as one on paper. Anyone who would rather sign on paper may ask, and Landlord will arrange it.

63. Copies

Each Tenant receives a signed copy of this lease and its attachments, free of charge, when it is signed. Landlord will give another copy on request, within a reasonable time.

64. Language

If this lease was negotiated mainly in a language other than English, Tenant should ask for a translation, which the law requires in some places, and should ask for help with anything in this lease Tenant does not understand.

65. Lead-Based Paint Disclosure (homes built before 1978)

This section applies if the home was built before 1978, unless the home is exempt under federal law. ☐ The home was built in 1978 or later, so this section does not apply.

Lead Warning Statement: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's disclosure (tick one): ☐ Landlord knows of lead-based paint and/or lead-based paint hazards in the housing, as follows: _____. ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Records and reports (tick one): ☐ Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing: _____. ☐ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's acknowledgment: Tenant has received copies of all information listed above and the pamphlet Protect Your Family From Lead in Your Home.

Agent's acknowledgment, if an agent acts for Landlord: The agent has informed Landlord of Landlord's obligations under 42 U.S.C. 4852d and is aware of the agent's duty to ensure compliance with 40 CFR Part 745, Subpart F.

Certification: By signing this Lease, each person signing certifies that, to the best of their knowledge, the information they have provided above is true and accurate. The dates of signature are those recorded with each signature on this Lease.

66. Which Tennessee law this lease follows

The Home is in (tick one). If it is in a county where that Act does not apply, leave unticked each box that describes that Act's rules.

☐ A county where the Tennessee Uniform Residential Landlord and Tenant Act applies. This lease follows that Act.

☐ A county where that Act does not apply. This lease follows Title 66 chapter 7 of the Tennessee Code and Tennessee's general law.

67. Move-out inspection

☐ When Landlord asks Tenant to move out, or within five days after Landlord receives Tenant's written notice that Tenant intends to move out, Landlord may give Tenant written notice of Tenant's right to be present at the inspection of the Home. Landlord may set a time during normal working hours, and may require the inspection to take place after Tenant has completely moved out, is ready to give up possession and has returned all means of access to the whole Home. The inspection will be on the day Tenant completely moves out or within four calendar days after.

If Tenant asks for a mutual inspection, Landlord and Tenant will inspect the Home together and make a complete list of any damage that can be found at that time and that is the basis for a charge against the security deposit, with the estimated cost to repair each item. Both will sign the list. If Tenant refuses to sign, Tenant will state in writing which items on the list Tenant disagrees with.

If Landlord gives Tenant written notice of Tenant's right to be present at the inspection and Tenant schedules an inspection but does not attend it, Tenant gives up the right to contest any damage Landlord finds at that inspection.

Tenant has no right to inspect if Tenant moved out without giving written notice, abandoned the Home, was removed from the Home by a court, did not contact Landlord after Landlord's notice of the right to a mutual inspection, or did not appear at the arranged time. In these cases Landlord may inspect and make the list without Tenant, and will send Tenant a copy of the list by certificate of mailing if Tenant asks in writing.

If Tenant disagrees with the final list, Tenant may bring a case in the circuit or general sessions court. Tenant's claim is limited to the items Tenant specifically disagreed with in writing.

68. Absence of more than seven days

☐ Tenant will tell Landlord, on or before the first day, if Tenant expects to be away from the Home for more than seven days in a row. If Tenant willfully does not tell Landlord, Landlord may recover its actual damages from Tenant.

69. Signatures

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

By signing, each party agrees to this lease and its attachments.

Move-in Condition Record

Landlord and Tenant fill this in together before Tenant moves in. Write what is there and what condition it is in, including anything Landlord provides. Note anything already damaged or worn, and take dated photos if you can. Each side keeps a signed copy. This record is part of the lease.

Entry and hallways: _____

Living room: _____

Kitchen: counters, cabinets, sink: _____

Kitchen: stove, oven, refrigerator: _____

Dining area: _____

Bedroom 1: _____

Bedroom 2: _____

Bedroom 3: _____

Bathroom 1: _____

Bathroom 2: _____

Windows, screens, blinds: _____

Floors and carpet: _____

Walls, ceilings, paint: _____

Heating and cooling: _____

Smoke and carbon monoxide alarms: _____

Laundry: _____

Garage, parking, storage: _____

Yard, patio, balcony: _____

Keys and remotes given: _____

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Pet Addendum

This addendum is part of the lease. It applies to these pets only:

_____.

Tenant will keep each pet licensed and vaccinated as the law requires, keep it under control, clean up after it, and make sure it does not disturb neighbors or harm anyone. Tenant pays for any damage a pet causes beyond normal wear and tear.

A new or replacement pet needs Landlord's written agreement. Landlord may ask Tenant to remove a pet that seriously threatens health or safety, or that keeps disturbing neighbors after written warning, as the law allows.

An assistance animal for a person with a disability is not a pet, and this addendum does not apply to it.

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Parking Rules

This addendum is part of the lease. Tenant may park in: _____.

Each vehicle must be in working order and legally registered. Tenant will not store or repair vehicles in a way that leaks fluids, blocks others or breaks local rules. A vehicle may be towed only as the law allows, and with any notice the law requires.

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Smoke-Free Addendum

This addendum is part of the lease. No one may smoke or vape anything inside the Home, on its balconies or patios, in shared indoor areas, or anywhere else on the property that Landlord has marked as smoke-free.

Tenant is responsible for what Tenant's household and guests do. Tenant pays to repair damage caused by smoking or vaping beyond normal wear and tear, including burns and lasting odor. Where a person's disability calls for a change to this rule, Tenant may ask for one as fair-housing law provides.

Landlord: _____ Date: _____

Tenant: _____ Date: _____