**Residential Lease**

This lease made on **\_\_\_\_\_\_\_\_\_\_\_\_\_,** between **\_\_\_\_\_\_\_\_\_\_\_\_\_**, Landlord of: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** City of: **\_\_\_\_\_\_\_\_\_\_\_\_\_,** State of: **Virginia**, and **\_\_\_\_\_\_\_\_\_\_\_\_\_**Tenant of: **\_\_\_\_\_\_\_\_\_\_\_\_\_**City of: **\_\_\_\_\_\_\_\_\_\_\_\_\_**, State of: **Virginia.**

1. The Landlord agrees to rent to the Tenant and the Tenant agrees to rent from the Landlord a private room at the following address **\_\_\_\_\_\_\_\_\_\_\_\_\_.**
2. The room (hereafter referred to as “residence”) is described as \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.
3. The terms of this Lease will commence:**\_\_\_\_\_\_\_\_\_\_\_\_\_**
4. The rental payments will be **$**  per month and will be payable by the Tenant to the Landlord on the **\_\_\_\_\_\_\_\_\_\_\_\_\_**beginning on **\_\_\_\_\_\_\_\_\_\_\_\_.**
5. In the event the amount of the rental payment listed above is less than the current Presumed Maximum Value (PMV), the amount of the rental payment due under this Rental Agreement shall automatically increase so that it is no less than the PMV. The PMV is calculated by taking one-third the maximum current Federal Supplemental Security Income (SSI) payment amount for an individual (the individual SSI “Federal Benefit Rate”) and adding the general income exclusion found in 20 CFR 416.1124(c)(12), $20 as of 2025.
6. The Tenant has paid the Landlord a security deposit of $**\_\_\_\_\_\_\_\_\_\_\_\_\_**. This security deposit will be held on security for the repair of any damages to the residence by the Tenant. This deposit will be returned to the Tenant within ten (10) days of the termination of this Lease, minus any amount needed to repair the residence, but without interest, except as required by the Laws of the State of Virginia.
7. The Tenant has paid the Landlord an additional month’s rent in the amount of**\_\_\_\_\_\_\_\_\_\_\_\_\_**. This rent security deposit will be held as security for payment of rent by the Tenant. This rent security deposit will be returned to the Tenant within (10) days of the termination of this Lease minus any rent still due upon termination, but without interest, except as required by the Laws of the State of Virginia.
8. The Tenant has inspected the residence and has found it satisfactory. Tenant agrees to maintain the residence and the surrounding outside area in a clean and sanitary manner and not to make any alterations to the residence without the Landlord’s written consent. At the termination of this Lease the Tenant agrees to leave the residence in the same condition as when it was received, except for normal wear and tear.
9. Tenant also agrees not to conduct any type of business in the residence, nor store or use any dangerous or hazardous materials. Tenant agrees that the residence is to be used only as a personal residence, with a maximum of **\_\_\_\_\_\_\_\_\_\_\_\_\_**tenants. Tenant also agrees to comply with rules, laws, and ordinances affecting the residence, including all applicable provisions of the Laws of the State of Virginia. Tenant agrees that no pets or other animals are allowed in the residence without the written permission of the Landlord.
10. The Landlord agrees to supply the following utilities to the tenant: **\_\_\_\_\_\_\_\_\_\_\_\_\_**.
11. Separate from the rental payment, the Tenant agrees to pay a monthly flat charge of \_$\_\_\_\_\_\_ toward heating and cooling.
12. The Tenant agrees not to sub-let the residence or assign this Lease without the Landlord’s written consent. Tenant agrees to all Landlord requests for reasonable access to the residence for inspection and repair. Landlord agrees to enter the residence only after notifying the Tenant in advance, except in the case of an emergency.
13. If the Tenant fails to pay the rent on time or violates any other terms of the Lease, the Landlord will provide written notice of the violation or default. If the violation or default is not corrected, the Landlord will have the right to terminate this Lease in accordance with state law. The Landlord will have the right to re-enter the residence and take possession of it and to take advantage of any other legal remedies including all applicable provisions of the Laws of the State of Virginia.
14. If the Tenant remains as tenant after the expiration of this Lease without signing a new lease, a month-to-month tenancy will be created with the same terms and conditions as this Lease, except that such new tenancy may be terminated by thirty (30) days written notice from either the Tenant or the Landlord.
15. As required by law, the Landlord makes the following statements: “Radon gas is a naturally occurring radioactive gas that, when accumulated in sufficient quantities in a building may present health risks to persona exposed to it. Levels of Radon gas that exceed federal and state guidelines have been found in buildings in this state. Additional information regarding Radon gas and Radon gas testing may be obtained from your county health department.”
16. As required by law, the Landlord makes the following LEAD WARNING STATEMENT: “Every purchaser or leasee of any interest in residential real property on which a residential dwelling was build prior to 1978 is notified that such property may present exposure to lead from lead based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning poses a particular threat to pregnant women. The seller of any interest in residential real estate is required to provide the buyer with any information on lead-based pain hazards from risk assessments or inspection in the seller’s possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.”

**LANDLORD DISCLOSURE**:

Presence of lead-based paint / and or lead based hazards: (Landlord to initial one)

\_\_\_Known lead based paint and/or lead-based hazards are present in building (explain)

\_\_\_Landlord has no knowledge of lead-based paint and/or lead-based hazards in building

**RECORDS AND REPORTS AVAILABLE TO LANDLORD:** (Landlord to initial one)

\_\_\_Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based hazards that are pertaining to the building. (List documents)

\_\_\_Landlord has no records and reports pertaining to lead-based paint and/or lead-based hazards in building.

**TENANT’S ACKNOWLEDGEMENT** (Tenant to initial all applicable)

\_\_\_Tenant has received copies of all information listed above.

\_\_\_Tenant has received the publication “Protect Your Family from Lead in Your Home.”

\_\_\_Tenant has received a 10-day opportunity (or mutually-agreed on p period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards in building.

\_\_\_Tenant has waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based hazards in building.

The Landlord and Tenant have reviewed the information above and certify, by the signatures at the end of the Lease, to the best of their knowledge, that the information they have provided is true and accurate.

1. This Lease may only be terminated by **\_\_\_\_\_\_\_\_\_\_\_\_\_** days written notice from either party.
2. The following are additional terms of this Lease:
	1. The parties agree that this Lease is the entire business agreement between them and that no terms of this Lease may be changed except by written agreement of both parties. This Lease is intended to comply with any and all applicable laws relating to landlord and tenant relationships in the State of Virginia. This lease binds and benefits both the Landlord and Tenant and any successors, representatives, or assigns. This Lease is governed by the laws of the State of Virginia.

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Signature of Landlord Signature of Tenant

**\_\_\_\_\_\_\_\_\_\_\_\_\_**  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name of Landlord Name of Tenant

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date Signed Date Signed