

# Texas Residential Lease Agreement

General template, not legal advice. Have a Texas attorney review before use. Last reviewed October 29, 2026.

This Residential Lease Agreement (the "Lease") is made on \_\_\_\_\_ (Date signed) between the landlord and the tenant or tenants named below. The property is located in Texas, and the law of that state governs this Lease.

## 1. Parties

Landlord or managing agent (legal name)

\_\_\_\_\_

Landlord mailing address for notices

\_\_\_\_\_

Landlord phone and email

\_\_\_\_\_

Tenant 1 full name

\_\_\_\_\_

Tenant 2 full name

\_\_\_\_\_

Tenant 3 full name

\_\_\_\_\_

Each tenant who signs is jointly and severally responsible for every obligation in this Lease. That means the landlord may ask any one tenant for the full rent or the full cost of damage, not just a share.

## 2. Property

Street address

\_\_\_\_\_

Unit number

\_\_\_\_\_

City, state and ZIP

\_\_\_\_\_

Parking space or garage

\_\_\_\_\_

Storage area

\_\_\_\_\_

Furniture and appliances included

\_\_\_\_\_

## 3. Term

The Lease begins on \_\_\_\_\_ (Start date) and ends at 11:59 p.m. on \_\_\_\_\_ (End date). If the tenant stays after the end date with the landlord's written consent and no new lease is signed, the tenancy continues month to month on the same terms, and either party may end it with the written notice required by Texas law.

## 4. Rent

Monthly rent is \$\_\_\_\_\_ (Monthly rent), due in advance on the \_\_\_\_\_ (Due day) day of each month. Rent for any partial first month is \$\_\_\_\_\_ (Prorated first month rent). Rent is paid by \_\_\_\_\_ (Accepted payment methods) to \_\_\_\_\_ (Payee or payment portal). Payment is made when the landlord receives it, not when it is sent.

A payment that is returned unpaid by the bank incurs a fee of \$\_\_\_\_\_ (Returned payment fee), to the extent allowed by law. After two returned payments the landlord may require certified funds or electronic payment.

## 5. Late charges

If rent is not received by the end of the \_\_\_\_\_ (Grace period in days) day grace period, the tenant owes a late charge of \$\_\_\_\_\_ (Late charge). The parties agree this amount is a reasonable estimate of the landlord's costs from late payment and is not a penalty. A late charge never excuses late rent or waives the landlord's other remedies.

Late fee limits in Texas: A late fee must be in a written lease, must be reasonable, and is presumed reasonable up to 12 percent of monthly rent for buildings with four or fewer units and 10 percent for larger buildings. (Property Code section 92.019)

Required grace period in Texas: A late fee may be charged only if rent remains unpaid two full days after the due date. (Property Code section 92.019)

## 6. Security deposit

On signing, the tenant pays a security deposit of \$\_\_\_\_\_ (Security deposit amount). The deposit is not prepaid rent and may not be used by the tenant as the last month's rent. The landlord holds it at \_\_\_\_\_ (Bank or account where held, if required).

After the tenant moves out and returns the keys, the landlord may deduct unpaid rent, the cost to repair damage beyond normal wear and tear, cleaning needed to return the home to its move-in condition, and other amounts the tenant owes under this Lease. The landlord will return the balance with an itemized list of deductions to the tenant's forwarding address within the time Texas law requires.

Deposit limit in Texas: State law does not limit how much a landlord can charge as a security deposit. (Texas Property Code chapter 92, subchapter C)

Deposit return deadline in Texas: Once the tenant gives up possession, the landlord has 30 days to send back the deposit along with a written account of anything kept. (Property Code section 92.103)

Interest on deposits: \_\_\_\_\_ (check the rule in Texas)

## 7. Other charges and fees

| Item                    | Amount | When due |
|-------------------------|--------|----------|
| Pet deposit or pet rent |        |          |
| Parking                 |        |          |
| Storage                 |        |          |
| Utility reimbursement   |        |          |

| Item  | Amount | When due |
|-------|--------|----------|
| Other |        |          |

## 8. Utilities and services

The tenant arranges and pays for these utilities and services: \_\_\_\_\_ (Utilities paid by tenant). The landlord pays for: \_\_\_\_\_ (Utilities paid by landlord). The tenant keeps utilities the tenant pays for connected through the end of the Lease.

## 9. Occupants and guests

Only the tenants named above and these occupants may live in the home: \_\_\_\_\_ (Other occupants and their ages). A guest may stay up to \_\_\_\_\_ (Maximum guest stay in days) days in any six month period. A guest who stays longer needs the landlord's written approval and may be asked to apply.

## 10. Use of the property

The home is for private residential use only. The tenant will not use it for any unlawful purpose, will not disturb neighbors, and will follow any house rules or community rules given in writing. A copy of current rules is attached if marked here: \_\_\_\_\_ (Rules attached: yes or no).

## 11. Pets

No animals are allowed without the landlord's written consent, except assistance animals that the tenant has a legal right to keep. Approved pets: \_\_\_\_\_ (Approved pets: type, breed, weight). The tenant is responsible for any damage, waste or noise caused by an animal.

## 12. Smoking

Smoking and vaping of any substance are \_\_\_\_\_ (Allowed or not allowed) inside the home and \_\_\_\_\_ (Allowed or not allowed) on balconies, patios and common areas.

## 13. Maintenance and repairs

The landlord keeps the structure, roof, plumbing, heating, electrical systems and supplied appliances in working order and makes repairs within a reasonable time after notice, as Texas law requires. The tenant keeps the home clean and sanitary, replaces light bulbs and batteries in smoke and carbon monoxide alarms, and promptly reports leaks, mold, pests and broken items in writing.

Repair requests go to \_\_\_\_\_ (How to request repairs: portal, email or phone). For emergencies such as flooding, gas smells, fire or no heat in freezing weather, the tenant calls \_\_\_\_\_ (Emergency phone) and, where there is danger, emergency services first.

The tenant pays for repairs needed because of the tenant's, an occupant's, a guest's or a pet's misuse or negligence.

## 14. Alterations

The tenant will not paint, install fixtures, change locks, or make other alterations without written consent. Approved alterations stay with the home unless the landlord asks for them to be removed and the home restored.

## 15. Landlord entry

The landlord may enter at reasonable times to inspect, make repairs, or show the home to buyers, lenders or new tenants, after giving the advance notice Texas law requires. The landlord may enter without notice in an emergency or if the tenant has abandoned the home.

Entry notice in Texas: No statute sets a notice period for landlord entry, so the lease governs access. (Texas Property Code (no entry notice statute))

## 16. Subletting and assignment

The tenant may not sublet any part of the home, assign this Lease, or list the home for short-term stays without the landlord's prior written consent.

## 17. Insurance

The landlord's insurance does not cover the tenant's belongings or the tenant's liability. Renters insurance with at least \$\_\_\_\_\_ (Minimum liability coverage) in liability coverage is \_\_\_\_\_ (Required or recommended).

## 18. Default

If the tenant fails to pay rent when due or breaks another term of this Lease, the landlord may give the written notice required by Texas law and, if the problem is not fixed within the notice period, end the tenancy through the court process. The landlord will not remove the tenant, change the locks, or shut off utilities without a court order.

Notice for unpaid rent: \_\_\_\_\_ (check the rule in Texas)

Notice for other lease violations: \_\_\_\_\_ (check the rule in Texas)

## 19. Moving out

At the end of the Lease the tenant returns all keys, fobs and remotes, removes all belongings, leaves the home clean, and gives the landlord a forwarding address in writing. The parties will try to inspect the home together before move-out.

## 20. Notices

Notices under this Lease are given in writing to the landlord at the address above and to the tenant at the property, or by email if both parties agree here: \_\_\_\_\_ (Email notices allowed: yes or no).

## 21. Disclosures

The landlord gives the tenant the following disclosures, which are attached or acknowledged below. Homes built before 1978 require the federal lead-based paint disclosure and pamphlet. Other disclosures may also be required where the home is located: check.

- ☐ Lead-based paint disclosure and pamphlet (homes built before 1978)
- ☐ Move-in condition checklist
- ☐ Community or house rules
- ☐ Mold, radon, flood or other state or local disclosures
- ☐ Name and address of the owner or agent authorized to receive notices

State disclosures in Texas: Homes built before 1978 need the federal lead-based paint disclosure and the EPA pamphlet. (Residential Lead-Based Paint Hazard Reduction Act (42 U.S.C. 4852d)) Leases must include the written flood disclosure notice about the 100-year floodplain and past flooding. (Property Code section 92.0135) On request, the landlord must disclose the name and address of the owner and of any management company. (Property Code section 92.201)

## 22. General terms

This Lease, with its attachments, is the whole agreement between the parties. Changes must be in writing and signed by both parties. If a court finds any part of this Lease unenforceable, the rest stays in effect. A party's delay in enforcing a term does not waive it. Electronic signatures count as originals.

## 23. Signatures

By signing, each party confirms they have read this Lease and received a copy.

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Landlord or agent signature

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Printed name

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Date

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Tenant 1 signature

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Printed name

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Date

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Tenant 2 signature

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Printed name

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Date

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Tenant 3 signature

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Printed name

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Date

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