

# Rental Property Maintenance Responsibilities Contract

This Rental Property Maintenance Responsibilities Contract ("Agreement") is made between:

**Landlord:** \_\_\_\_\_  
**Tenant:** \_\_\_\_\_  
**Property Address:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

## 1. Landlord Maintenance Responsibilities

- Ensure all major systems (plumbing, heating, electrical, etc.) are in good working order at the start of the tenancy.
- Perform repairs for normal wear and tear as required by law.
- Maintain the structure and exterior of the property, including roof, walls, and foundations.
- Provide functioning smoke/carbon monoxide detectors.
- Ensure all appliances provided by the landlord are maintained in working condition.

## 2. Tenant Maintenance Responsibilities

- Keep the property clean and sanitary.
- Dispose of trash properly and promptly.
- Report any damages or necessary repairs to the landlord in a timely manner.
- Refrain from making alterations or repairs without landlord's written consent.
- Be responsible for the repair of damage caused by tenant, guests, or pets (excluding normal wear and tear).

## 3. Additional Terms

Any additional maintenance responsibilities or agreements between landlord and tenant can be listed below:

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## 4. Agreement

By signing below, both parties agree to the maintenance responsibilities outlined above.

Landlord Signature:

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Date: \_\_\_\_\_

Tenant Signature:

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Date: \_\_\_\_\_